

LANCASTER

at

Kings Ridge Neighborhood Association, Inc.
Board of Directors Meeting

To: All Members of the Board of Directors: All Owners

Notice is hereby given that a meeting of the Board of Directors for Lancaster at Kings Ridge Homeowners Association will be held at the Date, Hour and Place noted below:

Date: January 11, 2021
Hour: 9:00a.m.
Place: Kings Ridge Clubhouse – Aberdeen Room
1900 Kings Ridge Blvd
Clermont, Florida 34711

APPROVED MINUTES

1. Call to Order: **9:00 a.m.**
2. Establish Quorum: **5 of 5 Board members present**
3. Proof of Notice:
 - **Notice posted at the Lancaster Neighborhood entrance, Kings Ridge Clubhouse, and eblasted to all neighbors**
4. Pledge:
5. Approval of Minutes for December 14,2020:
 - **Motion to approve with corrected address as 2066 by Ms. Dolores Thomas Second by Ms. Kay Weiss Passed unanimously**
6. Reports:
 - a. Treasurer:
 - **In good shape. End-of-year operating balance \$24,255.90. All invoices received for January payment done awaiting GeekItDown invoice for conversion to new web hosting and domain name.**
 - b. Manager:
 - **No report submitted by Blue Water**
 - c. Committee:
 - i. Kings Ridge Community Association Board/Liaison (Dolores Thomas):
 - **Report eblasted to all residents**
 - **Reminder that the Kings Ridge Annual meeting will be January 27, 2021**
 - ii. Kings Ridge Community Association ACC (Chris Weiss):

Lancaster website: <http://lancasterkr.com>

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- **Mr. Chris Weiss indicated that the KR Master Board has requested the ACC continue with the procedure started because of the COVID. He has gone through and entered check boxes to assist the residents to ensure they include everything with their application.**
 - iii. Lancaster NARC (Lou Halter):
 - **No applications were received last month.**
 - **Mr. Bob Pamplin has submitted his resignation. Mr. Choice Edwards motioned to accept the resignation, Ms. Margaret Goedeker seconded, passed unanimously.**
 - iv. Opticaltel (Choice Edwards):
 - **Nothing additional to report.**
 - v. Communication/Website/Technology (Dolores Thomas):
 - **Status of Website - uploads for the minutes through October 2020 completed and all current contracts done**
 - **Status of transition to GeekItDown webhost and domain name – EZwebhosting has suspended their webhosting and transition to GeekItDown webhost completed. The invoice will be submitted at the end of the month.**
 - vi. Lawn care (John Lawson): **Status report:**
 - **Nothing additional to report. Blue Water has sent the letter to 2066 Dobson St.**
 - vii. Neighborhood Networking (Helen Bohannon):
 - **No activity to report.**
 - viii. Welcome/Sunshine/Entertainment/Activities/Decorations:
 - **Excellent holiday decorations by the Lawsons. Thank you.**
 - **The Christmas “Party” was well attended, socially distanced, and excellent meal. Our resident tenants Ron and Majah joined us for the festivities. Thank you to the Entertainment committee.**
 - ix. Neighborhood Emergency Preparedness (Margaret Goedeker):
 - **Nothing to report.**
 - x. Ladies’ Luncheon (Linda Cronin):
 - **Nothing being planned at this time.**
7. Old Business:
- a. **Reminder of 2021 assessment for Lancaster of \$220 and Kings Ridge \$173. Both assessments are due on the first of the month.**

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- b. Review and potential other considerations for the Violation Process/Procedures.
 - **Motion by Ms. Kay Weiss to implement the changes to the violation policy with the inclusion of the third letter being sent certified/return receipt, Seconded by Ms. Margaret Goedeker, passed unanimously.**
 - c. As suggested by Mr. John Lawson and at the request of the Board, Ms. Dolores Thomas contacted the 2059 Dobson St. resident who expressed his approval and his appreciation for John's kindness in removing the stepping stones. I relayed the homeowner's comments to John at the Lancaster December 17th gathering. John apparently coordinated with the homeowner and the stepping stones were removed on December 23, 2020.
 - d. Status of any other violations.
 - **Final review of the violations from January 4, 2021 will be sent with appropriate pictures for documentation, as the new policy requires. Some of the items have already been resolved. There will be corrections to the address. Violations for 2101 and 2095 Grafton Ave and 2054 Dobson St.**
 - **Since the pictures were lost by Blue Water for the original inspection, it was noted that Blue Water would be responsible for retaking the pictures at their own expense, in order to document the violations, in compliance with the updated violation policy.**
 - e. Master Association Annual Board meeting January 27, 2021 at 9:00 a.m. Community members will have the opportunity for attendance via teleconference. The election by the 45 will be done, room will be sanitized, and the reorganization/general Board Meeting will be then conducted. Residents may participate via teleconference information. Leland will send out appropriate emails.
8. New Business:
- a. April 12, 2021 Annual Meeting documents approval at the February meeting and mailed to the residents by Blue Water on March 1, 2021 to allow for sufficient time to return them to the Board:
 - **Certificate of Designated Voter change approval motion by Mr. Choice Edwards, Second by Ms. Kay Weiss, passed unanimously**
 - **Proxy change to specify “return to Lancaster Secretary” motion by Mr. Choice Edwards, Second by Ms. Kay Weiss, passed unanimously**

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- **Annual Insurance affidavit will have no changes other than dates**
 - **Mailings to be done by Lancaster both hand delivered (or USPS for those cannot receive the information by hand delivery) and back-up via email.**
 - **All forms to be returned to the Lancaster Board of Directors Secretary**
- b. Need volunteer candidates to serve on the Board:
- **At the annual meeting in April, Mr. Choice Edwards term ends and Ms. Dolores Thomas is resigning.**
- c. Authorization of Website additional:
- **Ms. Margaret Goedeker agreed that we can now keep up-to-date on website updates. Ms. Dolores Thomas will notify Mr. Tom Lundy to upload numerous documents including the November and December 2020 minutes.**
- d. **Long-term SECO box landscaping project to bring into alignment with the legal 3x3x10 clearance requirement and the ACC guideline:**
9. **Seco/Utility Boxes -For safety reasons, once shrubs have been removed, cut to ground level or there are no shrubs around these boxes, the area surrounding the box will be maintained by installing St. Augustine sod or a 12" mulch bed and St. Augustine sod to be determined by the Neighborhood. No other ground cover will be allowed in this area due to the danger of electrical shock which may occur from attempting to dig.**
- **Proposals were received from Dora Landscaping for sod or mulch option. Mr. John Lawson recommended the sod option as a permanent solution rather than continuing to have to mulch the area. Dora will chainsaw the stumps as close to the ground as safety allows. The area will have additional 2" grade with fill dirt, and plant St. Augustine sod up to the SECO platform. To do the sod option is \$3650 or do the same procedure with mulch is \$2582 (yearly mulch thereafter about \$432). For the best investment, Ms. Kay Weiss moved that Dora do the sod option with funds from the mulch fund, seconded by Ms. Dolores Thomas, passed unanimously.**
9. Open Forum:
- **Mr. John Lawson asked what is happening with the Brighton property. Brighton has clear title to the property. He was referred to Flory at the Clubhouse office or Darrell Chiles, former KR President.**

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10. Establish Date for Next Meeting: **February 8, 2021**

11. Adjournment: **10:15 a.m.**

12. Attendees: **Mr. Choice Edwards, Mr. William Hughes, Ms. Margaret Goedecker, Ms. Dolores Thomas, Ms. Kay Weiss, Mr. Chris Weiss, Ms. Helen Bohannon, Mr. John Lawson, Mr. Bob Pamplin**

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January 11, 2021 Treasurer's Report

December 1, 2020	Operating Account Available Balance	20,880.96
December 1, 2020 Payments:	Seco Energy (November 2020 Invoice)	185.22
	Opticaltel (December Service)	3,807.22
	First Insurance Funding(December Invoice)	280.37
	First Insurance Funding (credit for Nov. fee)*	(15.00)
	Blue Water Management Fee (Dec. Service)	400.00
	Blue Water Web Charge & File Storage	35.00
	“ (print, copies,postage,supplies)	34.65
December 15 Payments	GeekITDown (Webmaster for November))	31.25
	Lancaster Copy Expense (May 2020)	11.98
	Lancaster Special Events (Dec. Luncheon)	79.68
	Lancaster Special Events (Dec. Luncheon)	51.94
	Dora Landscaping (December Service)	3,625.40
	December Reserves	1,448.41
December 2020Deposits –	+	+ 13,351.06
December 31, 2020 Month (Year) End Operating Balance		\$ 24,255.90

January 1, 2021	Operating Account Available Balance	\$ 24,255.90
January 4, 2021 Payments	Seco Energy (December 2020 Invoice)	181.68
	Opticaltel (January Service)	3,959.09
	Dora Landscaping (January Service)	3,750.00
	Blue Water Management (Jan. Service)	400.00
	Blue Water Web Hosting	35.00
	First Insurance Funding	234.69
	Blue Water(copy/print/supply-December)	32.40
	Lancaster Special Events (Dec. Luncheon)	20.98
January 4, 2021 Ending Balance Operating Account		\$15,642.06
January 11, 2021 January Deposits to Date		+ \$ 7,724.69
January 11, 2021 Balance in Operating Account		\$23,366.75
January 15, 2021 Payments	January Reserves	1,609.37
	GeekITDown (December Webmaster)	_____