

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: March 8, 2021
Hour: 9:00a.m.
Place: Kings Ridge Clubhouse – Aberdeen Room
1900 Kings Ridge Blvd
Clermont, Florida 34711

MINUTES

1. Call to Order: 9:02 a.m.
2. Establish Quorum: 5 of 5 Board members in attendance
3. Proof of Notice: Posted at entrance, in the clubhouse, and eblasted to all residents
4. Pledge:
5. Approval of Minutes with inclusion of financials for February 8,2021 – Motion to approve by Ms. Dolores Thomas, Second by Ms. Kay Weiss, unanimously approved
6. Reports:
 - a. Treasurer:
 - Reminder that the budget item labeled “MULCH” is a fund for the Lawn care committee which is being used to finish off the sod around the 9 SECO boxes. No mulch is being planned for this year.
 - Mr. Choice Edwards noted that for those neighbors who thought mulch was to be applied this year because "someone told them that" that rather than to engage in hearsay, they could ask a member of the board, attend the board meetings or at least review the minutes for the board meetings.
 - March 8, 2021 operating account available balance is \$26,405.23
 - March 15, 2021 scheduled payments for Dora, Reserves, GeekItDown
 - b. Manager: (Written UNDATED report included with Board package)
 - b.i. Introduction of new CAM
 - Ms. Dolores Thomas requested that Manager Reports be appropriately dated.

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

Board of Directors:

**President: Choice Edwards, Vice-president: Bill Hughes, Treasurer: Margaret Goedeker,
Secretary: Dolores Thomas, Director at-large: Kay Weiss**

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- Introduction of new CAM Katie Perez
 - Ms. Perez stated the common area items were not “violations” but “observations” to improve the looks of the neighborhood.
 - Ms. Dolores Thomas requested that the Blue Water IT people remove the requirement to authorize pop-ups before access is granted. It was never required before and many residents never authorize pop-ups or refuse to go to those sites. This deprives them of access to even their personal accounts. CAM, Ms. Lynn Johnson tried to say it was a problem on Ms. Thomas’ computer but Ms. Kay Weiss explained it was not and actually comes from Blue Water’s end. Ms. Johnson was asked to have IT fix it.
 - Blue Water was requested to remove the NARC committee notice of committee members and hours of meetings.
- c. Committee:
- c.i. Violations review (Kay Weiss)
 - There were 10 violations. 7 were completed and closed
 - c.ii. Kings Ridge Community Association Board/Liaison (Dolores Thomas):
 - **Report eblasted to all residents**
 - c.iii. Kings Ridge Community Association ACC (Chris Weiss):
 - No report
 - c.iv. Lancaster NARC (Lou Halter):
 - Two applications. One to remove a palm and replace with a Crape Myrtle and the other for roof reshingling. Both approved.
 - c.v. Opticaltel (Choice Edwards):
 - There will be a special meeting at the clubhouse on March 18th at 10 a.m. to discuss a revised/new contract. Mr. Edwards stated that if there was a tech savvy person who might want to attend to let me know.
 - c.vi. Communication/Website/Technology (Dolores Thomas):
 - **Status of Website – uploaded Ruggieri Retention Agreement and Approved January 8, 2021 minutes with financial report**
 - c.vii. Lawn care (John Lawson):
 - Dora has sprayed for dollar weed which will take about 12 days to be effective.

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- Dora will be taking care of the sod around the SECO boxes this week
 - Trimming of crape myrtles is in progress.
 - Mr. Choice Edwards noted that often times his driveway is not cleaned after the crew has finish. He asked if the foreman checks the property before they take off. Mr. John Lawson said he will discuss these items with the Dora crew.
- c.viii. Neighborhood Networking (Helen Bohannon):
- Sand trucks on Hartwood Marsh Road are being restricted by Winter Garden. One was clocked doing 95 MPH.
 - Please update SMART911
- c.ix. Welcome/Sunshine/Entertainment/Activities/Decorations: No report
- c.x. Neighborhood Emergency Preparedness (Margaret Goedeker):
- Mr. John Lawson has volunteered to be coordinator for the phones.
 - New Emergency Form submitted for approval
- c.xi. Ladies' Luncheon (Linda Cronin):
- Ms. Dolores Thomas noted that in a conversation with Ms. Linda Cronin they thought it might be a good idea to survey the ladies to see if they are ready to resume the Ladies Luncheons. All in attendance agreed.

7. Old Business:

- a. Status of Annual Meeting Documents distribution (FI Statute 720.306 (6(g)) and Lancaster Bylaws 5.7)
 - Distribution completed as approved by the BOD at the February meeting. Hand delivered to Community mailboxes and USPS mailed as needed. Additionally eblasted to all residents. Further reminder notification to be included in the Royal Times and posted at the Clubhouse.
- b. Status of Dora's SECO box landscaping
 - Areas being prepped
- c. Need volunteer candidates to serve on the Board -- Intent to be a Candidate forms received
 - So far have received only one for Mr. Patrick Kehoe
- d. Need volunteers for the Lancaster NARC committee

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- Motion by Mr. Choice Edwards, second by Ms. Dolores Thomas to accept Mr. William Hughes who volunteered. Passed unanimously.

8. New Business:

- a. Review of Lancaster Documents by Attorney Frank Ruggieri -- 6 hours of time to review all of the documents and provide an opinion with a list of issues/recommended changes. Would agree to cap the project at \$1250 and the goal would be to do it for less than that.
 - Motion by Ms. Kay Weiss, second by Ms. Dolores Thomas to be done after the one is completed for the Master Board. Passed Unanimously.
- b. Title Search for Lancaster estimated cost \$45
 - Motion to have the title search done by Ruggieri Law for \$45, not to exceed \$100, by Ms. Kay Weiss, second by Ms. Dolores Thomas, passed unanimously
- c. Emergency Preparedness Form discussion and approval (included with Board package)
 - Motion to accept the new form by Mr. Choice Edwards, second by Ms. Kay Weiss. Passed unanimously
- d. Review/Approval of Lancaster NARC Committee meeting notice
 - Mr. Lou Halter moved to have Mr. Bill Hughes who volunteered to serve on the NARC as a committee member Second by Ms. Dolores Thomas, passed unanimously
 - Mr. Lou Halter requested approval of updating the NARC schedule posting at the clubhouse. Motion by Ms. Dolores Thomas to accept the new posting as updated with Mr. Bill Hughes, Second by Mr. Choice Edwards, passed unanimously.
- e. The affect of the violation inspection procedure on the violation enforcement policy
 - Nothing further to be discussed
- f. Contractor removal of debris and signs (e.g. AGY paver pallets/cones)
 - There was extensive discussion on how to handle the problem. It is the responsibility of the homeowner to ensure such signs are removed within a timely manner. Ongoing problem with certain vendors may have to be referred to the Master Board to deny them from doing work in Lancaster.

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- g. Formal resignation of Dolores Thomas, Secretary (included with Board package)
 - Motion to accept the resignation of Ms. Dolores Thomas as of April 12, 2021, Secretary, made by Mr. Choice Edwards, second by Ms. Margaret Goedeker, passed unanimously
 - h. Discuss including annual meeting notice in Royal Times (Fl Statute 720.306 (6(g)) and Lancaster Bylaws 5.7)
 - Motion made to include the notice in the Royal Times made by Ms. Dolores Thomas, second by Ms. Margaret Goedeker, passed unanimously.
 - i. Blue Water Violations against Lancaster Neighborhood
 - (As noted above, Ms. Perez stated the common area items were not “violations” but “observations” to improve the looks of the neighborhood.)
 - Stop sign needs replacement (replace or potentially renew by compounding)
 - Dobson Circles
 - Palm pruning (trees are self- pruning type) -- Ms. Dolores Thomas explained that the palm trees are self-pruning palms
 - Entrance Landscape (Lancaster does not own the entrance. Kings Ridge does.)
9. Open Forum:
10. Establish Date for Next Meeting: **April 12, 2021 at 9:00 a.m. – Annual Meeting and Election of Board of Directors; followed by Organizational Meeting; followed by MRTA Meeting**
11. Adjournment: 10:18 a.m.
12. Attendees: Ms. Cheryl Crowther, Ms. Margaret Goedeker, Ms. Kay Weiss, Ms. Helen Bohannon, Ms. Gloria Pasteur, Ms. Rosalind Silpe, Mr. Bob Pamplin, Mr. Charles Marler, Ms. Pat Cawley, Mr. Lou Halter, Mr. Ken Wiegand, Mr. John Lawson, Mr. Choice Edwards, Ms. Dolores Thomas, Mr. William Hughes.

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March 8, 2021 Treasurer's Report

January 31, 2021 Ending Available Balance Operating Account		\$ 25,148.06
February 1, 2021 Payments	SECO Energy (January Invoice)	222.70
	Opticaltel (February Service)	3,896.13
	Blue Water Management (February Service)	400.00
	First Insurance Funding (February Invoice)	234.69
	Blue Water Web Hosting	25.00
February 15, 2021 Payments:	Dora Landscaping (February Service)	\$3,750.00
	February Reserves	1,632.10
	Blue Water Copies/Print/Supplies (January)	91.95
	Bank Charges (Coupon Printing)(Posted Jan.2021)	110.00
	(\$4.60 credit to be applied *) (see March)	14.785/49
February 2021 Deposits		+ 10,878.78
February 28, 2021 Operating Account Available Balance		\$25,664.27
March 1, 2021 Payments	Seco Energy (February Service)	178.27
	Opticaltel (March Service)	3,927.61
	Blue Water Management (March Service)	400.00
	Blue Water Web Hosting	25.00
	First Insurance Funding (March Payment)	234.69
	GeekITDown (Dec. 2020 to January 2021)	\$150.92
	Blue Water Copy/Print/Supplies (February)	70.60
	Credit applied for unauthorized ACC letters)	(3.45)
	Blue Water Credit (for January violation letters)	(4.60) *
March 1 2021 Ending Operating Acct Available Balance		\$20,685.23
March 8, 2021 Deposits to Date		+ 5,720.00
March 8, 2021 Operating Account Available Balance		\$26,405.23
March 15, 2021 Payments	Dora Landscaping (March Service)	3,750.00
	March Reserves	1,632.10
	GeekITDown (February 2021)	58.34