

Lancaster at Kings Ridge Neighborhood Association, Inc. BOD Meeting

November 8, 2021, held at Kings Ridge Clubhouse

- Barbara (Kay) Weiss called meeting to order at 9:00 am
- Quorum was established: Barbara (Kay) Weiss, Margaret Goedecker, William (Bill) Hughes, Pat Kehoe and Linda Lawson were present.
- Certification of Notice presented
- Pledge of Allegiance

October 11, 2021 minutes presented. Margaret Goedecker motioned to approve the minutes; Pat Kehoe, second. **Motion carried unanimously**

Treasures Report – by Margaret Goedecker

- Good standing, no outstanding bills
- Linda Lawson motioned to continue the board's relationship with our current CPA without a cost increase; William (Bill) Hughes, second. **Motion carried unanimously**

Manager's Blue Water Report as of last month – by Katie Perez with Blue Water

- No past due bills, outstanding collections
- No violations pending for approval or denial, 6 violations cited and 1 violation going to CERB.

Committee Reports

1. KR Master Board Liaison Report - Barbara (Kay) Weiss – see Kings Ridge Royal Times page 6. No action taken
 - What's on your mind blue boxes have been placed at the Ridge and Clubhouse
2. KR Neighborhood Networking Committee Report – Linda Lawson attended on behalf of Barbara (Kay) Weiss – No action taken.
 - Topics covered: tree pruning, street sign replacement, re-mill/repaving engineer, yard sale, paint colors, holiday decorations and neighborhood mailbox receptacles
3. Architectural – NARC – Lou Halter
 - NARC had 3 applications of which 1 was approved, at 2084 Grafton for plantings, and 2 are under review, at 2069 Dobson and 2133 Grafton.
 - The board will review the existing committee Mission Statements that are referenced in the 2018 board minutes.
 - The board approved the change to the NARC meeting time to be 9am to 10am that is posted at the clubhouse.
3. Opticaltel Coalition - Choice Edwards absent – No report.
4. Lancaster Website - Linda Lawson – No action taken.

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- Committee photos may be placed on the website by sending them to the board secretary. The respective committee is to gain at least verbal permission from the captured audience to publish the photo.
5. Lawncare and Mulch - John Lawson absent – No action taken.
 - Last week: sprinklers were inspected, fertilizer was spread, and continue to spray for weeds.
 6. Welcome and Sunshine - Bob & Susie Pamplin, Janet Nestel absent – No action taken.
 - Neighborhood has 2 leased homes and a new homeowner is joining the community.
 6. Entertainment/Activities - Linda Cronin; Chris Weiss; Bob & Susie Pamplin – No action taken.
 - Reminder the Christmas Luncheon is on December 7th at Mission Inn.
 7. Neighborhood Emergency Preparedness - Margaret Goedeker – No report. No action taken.
 8. Decorations - Linda & John Lawson – No report. No action taken.

Old business

1. DWC Tree Inspection – Trimming is tentatively scheduled for 11/9 and 12 homes are participating.
2. New Paint colors – The neighborhoods accepted the new colors and the ACC has rewritten 2.9 to incorporate the new paint colors. The rewrite will go to the Master Board for vote to adopt.
3. Grate Repair – The repair contract has been signed. It will take less than an hour to complete the repair. During the repair period, there will only be a single lane of traffic on Grafton Ave.

New Business

1. Security Deposit for leased homes. Discussion held: Lancaster guidelines require the deposit is posted in an escrow account. The fees incurred to open and maintain the escrow account will not be recouped by the Association. Legal has reviewed the board's request to rescind the security deposit requirement. The Association business will be with the homeowner.

Linda Lawson motioned that Resolution #4, Leasing Policy for Lancaster at Kings Ridge HOA, remove the board's responsibility to collect a security deposit from the tenant of a rental property: Margaret Goedeker second, **Motion carried unanimously**

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~~A Security Deposit in the amount of one (1) month's rent must be submitted to the Association and will be deposited into an Escrow account maintained by the Association.~~

- ~~• The Security deposit shall protect against damages to the Common Areas of the Association's property.~~
- ~~• Within fifteen (15) days after the tenant vacates the home, the Association shall refund the full security deposit or given written notice to the tenant of any claim made against the security.~~
- ~~• Disputes under this section shall be handled in the same fashion as disputes concern security deposits under Section 83.49 of the Florida Statutes.~~
- ~~• The owner shall be jointly and severally liable with the tenant to Association for any amount in excess of sums which is required by Association to affect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant.~~

~~Effective July 1, 2010 Florida Statute 720.3085(8) states that a Tenant may be required to make lease payments directly to Lancaster Neighborhood Association, if the Association requests such payments, in the event that the homeowner becomes delinquent in paying any Association dues and/or assessments.~~

Open Forum - No action taken

2. Open Forum

- Chris Weiss asked Blue Water to add a note under the mulch line item that the budget was used for sodding the Seco boxes.
- Since the board will not be meeting in December, Margaret Goedeker will send a treasurer's report to the board members in December for their review.
- Blue Water will conduct the neighborhood inspection in December.

Establish date of next meeting is January 10, 2022

Barbara (Kay) Weiss motioned to adjourn at 9:45 am.

Linda M Lawson Lancaster BOD,
Secretary Approved January 10, 2022

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November 2021 Treasurer's Report (History)

July 2021 Payments

Seco energy	193.28	June Service
First Insurance Funding	234.69	July Payment
Opticaltel	3,927.61	July Service
Blue Water Management	400.00	July Service
Blue Water Web Hosting	25.00	July Service
BW Copy/Print/Supply	41.65	June Service
BW Programming Charge	62.50	Violation Letter Update
Dora Landscaping	3,750.00	July Service
July Reserves	1,632.10	July
GeekITDown	25.00	May & June service
Total July Payments:	10,291.83	

August 2021 Payments:

Seco Energy	212.64	July Service
First Insurance Funding	234.69	August payment
Opticaltel	3,927.61	August Service (corrected typographical error)
Blue Water Management	400.00	August Service
Blue Water Web Hosting	25.00	August Service
BW Copy/Print/Supply	28.70	July Service
Dora Landscaping	3,750.00	August Service
August Reserves	1,632.10	August
GeekITDown	10.41	July
Ruggieri Law Firm	225.00	JIII. Settlement Review
Total August Payments	10,446.15	

September 2021 Payments:

Seco Energy	186.72	August Service
First Insurance Funding	234.74	September Payment
Opticaltel	3,927.61	September. Service (corrected typo)
Blue Water Management	400.00	September Service
Blue Water Web Hosting	25.00	September Service
BW Copy/Print/Supply	48.70	August Service
Dora Irrigation Repair	158.36	July Service
Dora Landscaping	3,750.00	September Service
September Reserves	1,632.10	September
Sihle Insurance Bundle	3,503.85	October 1, 2021 - September 30, 2022(Prepaid)
Rugieri Law Firm	405.00	requested research and opinion
Total September Payments	14,272.08	

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November 2021 Treasurer's Report

October 2021 Payments:

Seco Energy	199.73	Aug. to Sept. 16, 2021 Service
Opticaltel	3,927.61	October Service
Blue Water Management	400.00	October Service
Blue Water Web Hosting	25.00	October Service
BW Copy/Print/Supply	32.20	September Service
Dora Landscaping	3,750.00	October Service
October Reserves	1,632.10	October
KR Clubhouse Printing	3.48	Printing
GeekITDown	47.91	Maintenance
Special Events	77.43	Tailgate Party food
<i>Refund to Homeowner</i>	<i>440.00</i>	<i>2 months assessment refunded</i> <i>(Homeowner paid after sale of home)</i>
Total October Payments	10,535.46	

November 2021 Payments:

Seco Energy	199.73	Sept. 17 to Oct. 18, 2021 Service
Opticaltel	3,927.61	November Service
Blue Water Management	400.00	November Service
Blue Water Web Hosting	25.00	November Service
BW Copy/Print/Supply	102.41	October Service
Operating Account Balance after Nov. 1 Payments		\$25,787.74

Pending November 15 payments

Dora Landscaping	3,750.00	November service
October Reserves	1,632.10	November
GeekITDown	80.00	Maintenance & Instruction

Reserves Account Balances at October 31, 2021

Painting	\$57,587.83
Paving	48,975.39
Road Resealing	2,013.25
Contingency	2,077.21
Acumulated Interest	1,881.84 +