

Lancaster at Kings Ridge Neighborhood Association, Inc. BOD Meeting

January 10, 2022, 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, and Linda Lawson were present. Pat Kehoe, absent.
- Certification of Notice presented
- Pledge of Allegiance

Barbara (Kay) Weiss introduced the new LCAM from Blue Water, Ester DeLeon.

November 11, 2021 minutes presented. Margaret Goedecker motioned to approve the minutes; William (Bill) Hughes, second. **Motion carried unanimously**

Treasurer's Report – by Margaret Goedecker

- Good standing, no outstanding bills, December 2021 & January 2022 Treasurer's Reports were presented, attached.
- Treasurer's Report has been reformatted to include the year-to-date reserve balances.

Manager's Blue Water Report as of last month – by Estell DeLeon with Blue Water

- No past due bills, outstanding collections
- No pending ARC applications
- January inspection cited 4 violations cited, mostly for mold, mildew, and tree stumps.

Committee Reports

1. KR Master Board Liaison Report - Barbara (Kay) Weiss – see Kings Ridge Royal Times for details.
 - Upcoming meetings: 1/12 Workshop on the guideline verbiage, 1/19 Master Board meeting, and 1/26 Annual meeting.
 - Each neighborhood has 3 representatives on the Kings Ridge Master Board. Lancaster's current representatives are: Barbara (Kay) Weiss, Margaret Goedecker and William (Bill) Hughes. They will continue as representatives in 2022.
 - Barbara (Kay) Weiss is also Lancaster's Liaison as a Director of Master Board. After the King's Ridge Master Board Annual Meeting, Barbara (Kay) Weiss is stepping down and Chris Weiss has volunteered to serve as the Lancaster Liaison.
 - Linda Lawson motioned to nominate Chris Weiss as Lancaster's Liaison to the Kings Ridge Master Board. Margaret Goedecker second. **Motion carried unanimously.**
2. KR Neighborhood Networking Committee Report –Barbara (Kay) Weiss – No action taken.
 - Topic: re-mill/repaving roads and securing an engineer to inspect the roads.

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3. Architectural – NARC – Lou Halter (absent) – No report
3. Opticaltel Coalition - Choice Edwards – Zoom meeting held, No report
4. Lancaster Website - Linda Lawson
 - Linda Lawson explained the website redesign is about complete and addressed neighbors’ concerns and questions. The outstanding item is to identify the best mechanism to store and retrieve historical documents. Attached is a handout explaining the revisions and responses to resident inquiries.
 - Linda Lawson motioned the Board to allocate up to 2 hours for GeekITDown to research and recommend a solution for a password protected facility for historical documentation. Margaret Goedeker second. **Motion carried unanimously.**
5. Lawncare and Mulch - John Lawson (absent) – No report
 - The mulch budget amount is \$7,700 and the confirmed March 2022 amount is \$8,111 which increased due to taxes.
 - Barbara (Kay) Weiss motioned to accept the confirmed mulch amount of \$8,111. William (Bill) Hughes second. **Motion carried unanimously**
6. Activities Committee - Linda Cronin (absent); Chris Weiss; Bob & Susie Pamplin (absent)
 - Linda Cronin is stepping down as the chair for the Ladies Luncheon. Bonnie Borders will take over as chair.
 - The Spring Fling is coming up in April.
7. Neighborhood Emergency Preparedness - Margaret Goedeker – No action taken.
 - Soon requests will be made for updated emergency contact information.
8. Decorations - Linda & John Lawson – No report. No action taken.

Old business

- Grate Repair completed.

New Business - none

Open Forum - No action taken

- A resident inquired on the materials that are recyclable. This information can be obtained from the Clermont website, <https://www.clermontfl.gov/recycle/>

Establish date of next meeting is February 14, 2022

Barbara (Kay) Weiss motioned to adjourn at 9:50 am.

Linda M Lawson Lancaster BOD,
Secretary Approved February 14, 2022

Treasurer's Statement to the Board January 10, 2022

Lancaster continues to be in a positive cash position and is able to pay all invoices in a timely manner.

The December 2021 financial and bank statements will be available to the Board at the end of January. The 2021 Operating Summary will be presented at the February 14 Board meeting. This statement will include the totals of all monthly deposits to the operating account and of all withdrawals from the operating account. The summary will also include the total expense in 2021 for each line item.

The intent of this Summary report is to show Lancaster Residents how your money was spent in 2021.

There is one item for your attention. There is an assessment reminder on the Treasurer's report. Please note that when automatic payment agreements are in place, it is the responsibility of the homeowner to cancel those agreements when they sell their house. Neither the Lancaster Board or Blue Water will do this. The agreement is between the individual and a financial institution.

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December 2021 Treasurer's Report

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 Charges
Dora Landscaping	3,750.00	November service
November Reserves	1,632.10	November
GeekITDown	80.00	Maintenance & Instruction
Assessment refund	220.00	Assessment paid after close of sale (Refund)

December 2021 Payments

Seco Energy	166.75	November Service
Opticaltel	3,927.61	December Service
Blue Water Managment	400.00	December Service
Blue Water Web Hosting	25.00	December Service
Blue Water Copy/Print/Supply	27.88	November Charges
Dora Irrigation Repair	199.40	November
Operating Account Balance after Dec. 1 Payments		\$ 26,610.14
Pending December 15 Payments:		
Dora Landscaping	3,750.00	December Service
December Reserves	1,632.10	December
GeekITDown	97.91	November Maintenance & Updates

Reserves Account Balances at November 30, 2021

Painting	\$ 58,758.44
Paving	49,317.69
Road Resealing	2,132.43
Contingency	2,077.21
Accumulated Interest	1,900.66 +

Assessment Reminder: When a homeowner establishes automatic payments of monthly assessments, either by their bank sending a payment or by setting up with Centennial bank to pull from the homeowner's bank account, the **homeowner is responsible to cancel those payments when they sell the house**. At this time, Blue Water will not take action to cancel these payments because the transaction involves a personal bank account. The bank might say that Blue Water can cancel it BUT the Blue Water policy is to not do this. To cancel a Centennial Bank transaction please call: 866-227-0441.

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January 10, 2022 Treasurer's Report

December 2021 Payments:

Seco Energy	166.75	November Service
Opticaltel	3,927.61	December Service
Blue Water Management	400.00	December Service
Blue Water Web Hosting	25.00	December Service
Blue Water Copy/Print/Supply	27.88	November Charges
Dora Irrigation Repair	199.40	November
Dora Landscaping	3,750.00	December Service
December Reserves	1,632.04	December
GeekITDown	97.91	November Maintenance & Updates

January 2022 Payments

Seco Energy	193.18	December Service
Opticaltel	4,053.22	January Service
Blue Water Management	400.00	January Service
Blue Water Web Hosting	25.00	January Service
Blue Water Copy/Print/Supply	29.69	December Charges
Operating Account Balance after Jan. 4 Payments:		\$32,482.11

Pending Jan. 15 Payments:

Dora Landscaping	3,862.50	January Service
January Reserves	2,503.69	
GeekITDown	29.16	Content adjustment and cleanup
Dora Irrigation Repairs	96.65	December repairs

Reserves Account Balances at December 31, 2021

Painting	\$ 59,929.07
Paving	49,660.03
Road Resealing	2,251.61
Contingency	2,077.21
Accumulated Interest	1,900.66 (+ Dec. interest earned)

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Update on the Lancaster Association's website

<https://lancasterkr.com/>

January 2022, by Linda Lawson, Secretary, Lancaster BOD

1. When documents are no longer visible on the website, it doesn't mean the documents are lost. The website maintains historical documents behind the scenes. The documents can be assessed for viewing, printing, saving elsewhere, and made visible on the website again (when deemed necessary.)
2. When you click a hyperlink, the browser leaves the current page you are viewing and opens the linked document on a new page. The document does not load to your computer unless you specifically take action to save it there. This method of sharing information is an industry standard that is also utilized by the Kings Ridge Master Board website.
3. There are places in the website where it takes 2 to 3 clicks to open a document. Although we agree it would be ideal to only require one click, the current design allows the secretary to easily maintain the website. This saves the neighborhood the cost of going through the vended web designer. The cost savings outweighs the inconvenience. Once a homeowner gives it a try a few times, it becomes an easy process.
4. The photos were removed from the website for 2 reasons. First, they were outdated. Second and more important is the board was not sure those presented in the photos had granted permission to be on a public website. GeekITDown has created placeholders, labeled "Add Photo" for future photos which can only be added by the secretary. I don't understand how to change the placeholder and don't think it is worth the cost to have GeekITDown to change them.

As far as the content of the website, governance belongs with the Lancaster BOD. The website is provided as one method for the board to communicate with the homeowners. The board and BOD secretary decides on adjustments to the content. Website updates are provided at the board meetings. Since the report is shared information and not a board decision, it is not required to be recorded in the minutes.

Be assured that all historical documents that were turned over to Board in April 2021 is safe. The documentation is available to any homeowner upon request, as required by the Florida statute. Using a public unsecured website as a storage facility opens up the board and its homeowners to undue risk. The secretary is working with GeekITDown for alternative options to easily store and retrieve historical documentation.

We are proud of the improved website. The website redesign is not a result of hidden agendas or a method to conceal information. We have received compliments from Lancaster homeowners, other neighborhoods, and even from Master Board members. We respect individual homeowner's decision to choose not to use the website.

The Lancaster BOD will continue to decide when to use the website, email, and the neighborhood mailboxes as a means to communicate with our homeowners.