

Lancaster at Kings Ridge Neighborhood Association, Inc.
Board of Director Meeting Minutes

April 11, 2022, held at Kings Ridge Clubhouse

- Barbara (Kay) Weiss called meeting to order at 9:09 am
- Quorum was established: Barbara (Kay) Weiss, Margaret Goedecker, William (Bill) Hughes, Linda Lawson and Cheryl Moffet.
- Certification of Notice presented
- Pledge of Allegiance (covered in Annual Members meeting)

March 14, 2022 minutes presented. Margaret Goedecker motioned to approve the minutes; Cheryl Moffet, second. **Motion carried unanimously**

Reading of MRTA statement – Margaret Goedecker read the MRTA statement, attached. Barbara (Kay) Weiss motioned to table the discussion of MRTA for later date. Margaret Goedecker, second. **Motion carried unanimously.**

Treasurer's Report – by Margaret Goedecker

Lancaster continues in a positive cash position, and is able to pay all invoices in a timely manner. Barbara (Kay) Weiss motioned to accept the treasurers Report. Cheryl Moffet second. **Motion carried unanimously.**

- Invoice to Dora Landscaping is being confirmed, as usual practice.
- Pending receipt of the Florida Mulch invoice.
- CPA cost was under budget

Manager's Blue Water Report – Ken Zilke – No action taken

- No delinquencies or pending NARC applications.
- March inspections: cited 9 violations

Committee Reports

1. **KR Master Board Liaison Report** – Chris Weiss – No action taken

- Master Board approved updates to the ACC guidelines. Check the Kings Ridge website for the updates.
- Emergency meeting held on failing south pump. Board approved to replace the pump for \$70,000 out of the reserve fund. Danbury Rd will be blocked for 1 day when its replaced.

2. **KR Neighborhood Networking Committee Report** – Barbara (Kay) Weiss – No action taken.

- Reminder that residents are welcome to attend.

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- Topics: Mulch, house flippers and new twinkling landscape lights.
3. Architectural – NARC – Lou Halter – No action taken
 - Processed half of the 10 applications received. All approved at the NARC level.
 - Applications covered: landscape replacement from cold snap, normal landscape replacement, roof shingles, replacement windows, and solar tubes.
 3. Opticaltel Coalition - Choice Edwards – No action taken
 - Opticaltel is facing equipment supply chain issues
 - Opticaltel 101 class is May 17th at 10am.
 - Homeowners continue to face battery failures which is indicated when internet is in and out.
 4. Lancaster Website - Linda Lawson – No report; no action taken
 5. Lawncare and Mulch - John Lawson – No action taken
 - Mulch was laid on March 28th, with no issues. The neighborhood is looking good. Homeowners, thank you for your positive comments.
 - Dora Landscaping did fertilize and extra for Dollar Weed was sprayed.
 - Dollar Weed continues to be a problem for some. We will try to control it as best we can.
 - Mowing schedule resumes to weekly.
 6. Social Committee – No action taken
Linda Cronin (absent); Chris Weiss; Bob (absent) & Susie Pamplin, Fran Rubright, Bonnie Borders (absent), Dolores Thomas (absent):
 - April Ladies Luncheon well attended; no date for May.
 - Welcome packets updated for delivery to new homeowners.
 - April 30th is the Spring Break Cookout
 7. Neighborhood Emergency Preparedness – Margaret Goedeker
 - 2022 Readiness packets will be delivered on 4/12th, in resident mailboxes. Consider the Smart 911 program.
 - For a change in emergency contact information, please deliver the forms to the address noted on the form.

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8. Decorations - Linda & John Lawson – No report; no action taken.

Old business – No action taken

Lancaster Paint Committee: Linda Lawson, Bertha (absent) & Lou Halter:

- Homeowner communication and forms are being designed.
- Each homeowner is to submit a form either acknowledging the assigned color scheme or selecting a color change.
- Mark your calendars: Two open houses are scheduled to review the paint choices and provide assistance in completing the forms. The dates are: Tuesday, 8/2, 9am-noon and Monday, 9/5, 1pm-4pm – both at the Kings Ridge Clubhouse.

New Business – No action taken

Open Forum – No action taken

Establish date of next meeting is June 13, 2022 – no meeting in May

Barbara (Kay) Weiss motioned to adjourn at 9:35 am. Cheryl Moffet second. **Motion carried unanimously.**

Minutes approved on June 20, 2021

Linda Lawson, Lancaster BOD Secretary

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**BOARD OF DIRECTORS STATEMENT REGARDING THE
DESIRABILITY OF PRESERVING THE COMMUNITY COVENANTS –
720.303(2)(e). FLORIDA STATUES**

Florida statute section 720.303(2) (e) requires that the Board consider the desirability of filing notices to preserve the covenants or restrictions affecting the community from extinguishment under the Marketable Record Title Act, Chapter 7.12, Florida Statutes, at the first Board meeting excluding the organizational meeting which follows the Annual Meeting of the Members. Counsel has provided the following information to be read during today's Board Meeting to comply with the statute and to provide for discussion points for the Board of Directors.

The Marketable Record Title Act, being Chapter 712, Florida Statutes, generally requires that a notice be recorded in the public records to preserve the covenants for the community as the statute will extinguish the covenants if they are not preserved within thirty (30) years of recording the original root of title document. Counsel has reviewed the governing documents for Lancaster at Kings Ridge and has identified the Declaration of Covenants, Restrictions, and Easements for Lancaster Neighborhood recorded at Official Records Book 1743, Page 1867, Public Records of Lake County, Florida ("Original Declaration") as our original source document which establishes the date by which the covenants must be preserved. The Original Declaration was recorded on **August 17, 1999** in the Public Records of Lake County, Florida. The Board must therefore preserve our covenants with the assistance of legal counsel prior to the expiration date of **August 17, 2029**. Counsel also advises that the Board consider that amendments may now act as a preservation notice as more particularly detailed in the statute. Consequently, the community should consider any potential desired amendments to our current Declaration as these amendments could also act to preserve our covenants and satisfy both requirements. The Board should discuss the desirability of recording a preservation notice now or tabling this issue for a future date and this statement will be attached to and made a part of the minutes of today's Board Meeting.

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Treasurer's Report April 11, 2022

March 2022 Payments:

Seco	180.39	1/18/22 to 2/15/22 Service
Opticaltel	4,053.22	March Service
Blue Water Management	400.00	March Service
Blue Water Web Hosting	25.00	March Service
Blue Water Copy/Print/Supply	45.99	February Service
CPA 2021 Tax Return	100.00	Tax Prep Service
Dora Landscaping	3,862.50	March Service
March Reserves	2,503.69	
GeekITDown	53.17	February Service

April 1, 2022 Payments:

Seco	192.76	02/15/22 to 03/17/22
Opticaltel	4,053.22	April Service
Blue Water Management	400.00	April Service
Blue Water Web Hosting	25.00	April Service
Blue Water Copy/Print/Supply	58.44	March Service
Annual Meeting Mailers*	169.02	April 11 Annual Meeting Notice

*Copies 97.29 (54x6)
 Envelopes 32.40 (54x2)
 Postage 39.42 (54 @ 1.4 oz. Cost \$0.73 per unit)

Operating Account Balance after April 1 payments: \$36,594.98

Pending Payments:

<i>Dora Landscaping</i>	3,862.50	<i>April Service</i>
<i>Mulch</i>	8,111.70	<i>March Service (cost + labor + sales tax)</i>
<i>April Reserves</i>	2,503.69	
<i>Dora Irrigation Repairs</i>		

Reserves Account Balances at:	January 31	February 28	March 31
Painting	61,131.61	62,334.15	63,536.69
Paving *	50,548.78	50,087.53*	50,976.28
Road Resealing	2,664.01	3,076.41	3,488.81
Contingency	2,077.21	2,077.21	2,077.21
Accumulated Interest	1,920.36	1,929.49	1,929.49 +

***February 1, 2022 payment from Paving Reserve:**
 \$1,350.00 to Driveway Maintenance Inc. for grate replacement on Grafton Avenue.

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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Annual Meeting Attendance

Romania & Winty Batson

Patricia Cawley

Linda & Tim Cronin

Cheryle Crowther

Choice Edwards

Margaret Goedeker

Lou Halter

Bill Hughes

Pat Kehoe

John & Linda Lawson

Charles Marler

Cheryl Moffett

Janet Nestel

Susie Pamplin

Patricia Parker

Barbara Rights

Fran Rubright

Steve Unger

Chris & Kay Weiss

Ken & Joyce Wiegand