

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

**June 20, 2022, held at Kings Ridge Clubhouse**

- Barbara (Kay) Weiss called meeting to order at 9:00 am
- Quorum was established: Barbara (Kay) Weiss, Margaret Goedeker, William (Bill) Hughes, Cheryl Moffett, and Linda Lawson
- Certification of Notice presented
- Pledge of Allegiance

Introduction to Southwest Property Management: Eddie Beach, Sharon Brown, Erika Sheehan and Ken Zilke

**April 11, 2022 minutes** motioned for approval by Linda Lawson and second by Cheryl Moffet. **Motion carried unanimously.**

**Treasurer's Report** – by Margaret Goedeker - No action taken

Lancaster remains in a positive cash position. The current report is attached. There are no outstanding invoices. Reserve balances have been confirmed as of the April 30 Balance Sheet and projected reserves are list for May and June. Current balances in both the Lancaster accounts were verified with Centennial Bank on Thursday June 16<sup>th</sup>.

**Manager's Report** – tabled for new business

**Committee Reports**

1. KR Master Board Liaison Report – Chris Weiss – No action taken
  - Topics covered: neighborhood drainage, attorney review of neighborhood documents, October garage sale, SALT 13-week course, landscaping waterflow, and hurricane season.
  - Cheryl Moffet motioned that the Lancaster neighborhood participates in the October Kings Ridge garage sale. Second Linda Lawson. **Motion carried unanimously.**
2. KR Neighborhood Networking Committee Report – Barbara (Kay) Weiss (absent) – No action taken.
  - Topic covered: Inflation concerns
3. Architectoral – NARC – Lou Halter – No action taken
  - For May 2 approved applications: removal of trees and driveway pavers.
3. Opticaltel Coalition - Choice Edwards (absent) – No action taken

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- Report submitted to BOD: 101 presentations scheduled and new resident materials.
- 4. Lancaster Website – Linda Lawson – No Report
- 5. Lawncare and Mulch – John Lawson (absent) – No Report
- 6. Social Committee: Linda Cronin; Chris Weiss; Bob & Susie Pamplin (absent) Fran Rubright, Bonnie Borders (absent) – No action taken
  - June luncheon was well attended. There will not be a July luncheon.
- 7. Neighborhood Emergency Preparedness – No action taken
  - Nothing new to report. There was no meeting of the Kings Ridge Committee in May. The update contact forms were distributed to the neighborhood captains. Residents, please be sure you have your HELP/OKAY signs.
- 8. Decorations - Linda & John Lawson – No report. No action taken.

**Old business** – No action taken

**New Business**

Meeting Time Change – Survey results: 30 returned of which 23 were positive and 6 negative responses. Among the negative responses the respondents do not come to meetings. Motion to move the meeting time to 3:30 as of September. Motioned for approval by Cheryl and second by Margaret. Motion carried unanimously. Linda Lawson motioned to approve the BOD meeting time change to 3:30 as of September 2022 and second by Cheryl Moffet. **Motion carried unanimously.**

Introduction to New Management Company – Discussion held. No action taken

**Open Forum**

Barbara (Kay) Weiss motioned to cancel the July BOD meeting, second by Cheryl Moffett. **Motion carried unanimously.**

**Establish date of next meeting is August 8, 2022 at 9:00am.**

Meeting adjourned at 10:04am

**Minutes approved on August 8, 2022 – Linda M. Lawson, Lancaster BOD Secretary**

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**Treasurer's Report June 20, 2022**

**May 2022 Payments**

Seco	190.35	3/18/22 to 04/15/22
Opticaltel	4,053.22	May Service
Blue Water Management	400.00	May Service
Blue Water Web Hosting	25.00	May Service
Blue Water Copy/Print/Supply	42.84	April Service
Sunbiz Corp Annual Report	61.50	2022 update BOD
GeekITDown	45.91	April Website Maintenance
Special Events	99.77	April 30 Cook Out
Assessment Refund	239.00	Paid after sale of home
Ruggieri Law Firm	250.00	Opinion: <i>Homeowner's Insurance</i> April '22
Florida Mulch, Inc.	8,111.70	Invoice #112754 3/31/2022 (Payment in full)
May Reserves	2,503.69	
Dora Landscaping	3,862.50	May Service

**June 2022 Payments**

Seco	203.58	04/16/22 to 05/16/22
Opticaltel	4,053.22	June Service
Blue Water Management	400.00	June Service
Blue Water Web Hosting	25.00	June Service
Blue Water Copy/Print/Supply	25.64	May Service
Dora Landscaping	3,862.50	June Service
June Reserves	2,503.69	
GeekITDown	48.33	May Service

**Operating Account Balance after June 15 Payments: \$33,786.00**

<b>Reserves Account Balances at:</b>	<b>April 30</b>	<b>May 31</b>	<b>June 30</b>
Painting	64,739.23	65,941.77	67,144.31
Paving	51,865.03	52,753.78	53,642.53
Road Resealing	3,901.21	4,313.61	4,726.01
Contingency	2,077.21	2,077.21	2,077.21
Accumulated Interest	1,949.87+	1,949.87+	1,949.87+

**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. To cancel a Centennial Bank transaction please call: 866-227-0441.

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April 2022 Payments:

Seco	192.76	02/15/22 to 03/17/2022
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	227.46	March Service plus Annual Meeting Mailers
Dora Landscaping	3,862.50	April Service
April Reserves	2,503.69	
Dora Irrigation Repairs	122.42	November 2021 Service
Dora Irrigation Repairs	67.10	December 2021 Service
Dora Irrigation Repairs	418.27	January & February 2022 Service

APPROVED

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Lancaster Board of Directors Meeting  
JUNE 20, 2022

*In Attendance*

Cheryl Moffet

Kay Weiss

Chris Weiss

Jodi Haus

DON HVLIN

CAROLYN HVLIN

WINTY BATSON

Cheryl Crother

PAUL BORDERS

Ernestine Wilson

Bob Siefe

LOW HARTER

Tim Cronin

Bill Juhn

Monica Mackey

Fran Rubright

EODIE BEACH

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*In Attendance*

Sharon Brown

Kenneth Zilke

Erika Sheehan

APPROVED