

Lancaster at Kings Ridge Neighborhood Association, Inc.

Board of Director Meeting Minutes

September 12, 2022, held at Kings Ridge Clubhouse

- Barbara (Kay) Weiss called meeting to order at 3:30 pm
- Quorum was established: Barbara (Kay) Weiss, Margaret Goedeker, William (Bill) Hughes, Cheryl Moffett, and Linda Lawson
- Certification of Notice presented
- Pledge of Allegiance

August 8, 2022 minutes motioned for approval by Cheryl Moffett and second by Margaret Goedeker. **Motion carried unanimously.**

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

All invoices are being paid in a timely manner. July financials from the Management Company has been received. Residents were reminded to stop automatic assessments payments when their home is sold.

Manager's Report – No report – Management Company was not in attendance

- Home inspections were held on Friday, September 9th.

Committee Reports

- Summary report was handed out at the meeting, see attachment.
- Update on December Holiday Luncheon – Karen DeFontes
 - Luncheon will be held at Mission Inn, on December 9th at noon. You may order the buffet or from the menu.

Old business

- Paint Committee – Committee Report attached
- Document Review by Ruggieri Law firm – Linda Lawson motioned that the board retain Frank Ruggieri to review and provide opinion and recommendations for amendments to the Lancaster's Governing Documents at a cost not to exceed \$1,250. Second by Cheryl Moffett. **Motion carried unanimously.**
- Management Company Search – Committee: Barbara (Kay) Weiss, Margaret Goedeker, and Paul Borders.
 - The Management Fee and Web Portal Comparison Fact Sheet is attached. Discussion was held.
 - Linda Lawson motioned to select Company C, Leland Management, as Lancaster's Management Company effective as of January 1, 2023. Second by Cheryl Moffett. **Motion carried unanimously.**
- 2023 Budget Planning Review – Margaret Goedeker walked through the budget process and summarized each line item, indicating which items were increased and reduced with explanations. Discussion was held.
 - Barbara (Kay) Weiss motioned that the Welcome and Bereavement \$50 budget line item be moved to the Special Events line item. Second by William (Bill) Hughes. **Motion carried unanimously.**
 - The 2023 budget is up for vote at the October 2023 BOD meeting.

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

New Business

Insurance for 2022/2023

- Insurance cost has increased 29% - see attached impact of Inflation on Association Costs
- Linda Lawson motioned that the board accept the proposal from Sihle Insurance Group for the Association Insurance bundle, which covers: General Liability, Crime/Employee Dishonest, and Directors and Officers and Employment Practices Liability. The policy effective dates are October 1, 2022 to September 30, 2023. The total premium for the policy is \$4,525.50, which is payable on or before October 1, 2022. Second by Cheryl Moffett. **Motion carried unanimously.**

Open Forum – No discussion

Establish date of next meeting is October 10, 2022, at 3:30pm in Broadway Room

Meeting adjourned at 4:25 pm

Approved on October 10, 2022

Linda M Lawson, Lancaster BOD secretary

APPROVED

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

September 12, 2022 Treasurer's Report

August Payments:

SECO Energy	222.91	06/17/22 to 07/19 /22
Opticaltel	4,053.22	August Service
Management Fee	400.00	July Service
Management Fee	400.00	August Service
Assessment Refund	239.00	Homeowner payment after sale
GeekITDown	29.00	July Website Maintenance
Mgmt. Copy/Print/Supply	8.08	June for Blue Water
Dora Landscaping	3,862.50	August Service
Dora Irrigation Repairs	52.00	July Service
August Reserves	2,503.69	

September 1 Payments:

SECO	202.59	07/19/22 to 08/18/22
Opticaltel	4,053.22	September Service
Management Fee	400.00	September Service

Operating Account Balance on September 12, 2022 **\$ 42,900.84**

Pending September Payments:

Dora Landscaping	3,862.50	September Service
August Reserves	2,503.69	
Insurance Bundle	4,525.50	10/01/22 – 09/30/23 (due Oct. 1,2022)

Reserves Account Balances at:	July 31	Aug. 31	Sept. 30	End of Year December 22
Painting	68,346.85	69,549.39	70,751.93	74,359.55
Paving	54,531.28	55,420.03	56,308.78	58,975.03
Road Resealing	5,138.41	5,550.81	5,963.21	7,200.41
Contingency	2,077.21	2,077.21	2,077.21	2,077.21
Accumulated Interest	2,043.38	2,043.38+	2,043.38+	2,043.38+

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.

mg/09/2022

Lancaster at Kings Ridge Neighborhood Association, Inc.

Board of Director Meeting Minutes

September 12, 2022, Lancaster BOD Committee & Liaison Reports

- **KR Master Board Liaison Report:** (Chris Weiss)
 - KR Neighborhood Garage Sale - Saturday October 22, 2022 8 AM to 2 PM
 - KR Documents review by the AD HOC Committee, Tom Guequierre & Frank Ruggieri
 - KR Budget Workshop will be Wednesday, September 14, 2022 9:00 AM
 - KR Master Board will be Wednesday, September 28, 2022 - 9:00 AM
- **KR Neighborhood Networking Committee Report:** (Kay Weiss) – no report – did not attend
- **Architectural – NARC:** (Lou Halter)

There were only (2) ACC applications processed through the Lancaster. ARC, in the month of August, 2022. Both were **approved** from **2141 Grafton Avenue**, 1) For "fast Tracked" installation of exterior Security Lights and 2) Installation of New Garage Coach Lights.
- **Opticaltel Coalition:** (Choice Edwards)
 - Tech response times are returning to normal
 - The Clubhouse is requesting access points to be installed at main pool and north spa. Opticaltel has scheduled a site survey of those areas.
 - Our next Opticaltel 101 date is Friday September 30th at noon
 - The next Coalition Call is on October 19th at 3pm.

Additional Information:

 - There are 10 Kings Residents that need a switch replaced (located in the attic) None are Lancaster residents. At this time, there are no Lancaster residents waiting for switches.
 - Opticaltel does not have any more switches and none are being manufactured.
 - The switch is proprietary to DISH and will be receiving IPTV.
 - Internet Protocol television (IPTV) is a system through which tv services are delivered using the internet protocol suite over a packet-switched network such as a LAN or the internet, instead of being delivered through traditional terrestrial, satellite signal, and cable television formats.
- **Lancaster Website** (Linda Lawson) – no report
- **Lawncare/Mulch** (John Lawson) – no report
- **Social Committee:** (Linda Cronin)
 - Dolores and Fran welcomed the Stich family to Lancaster
 - Ladies Lunch: September was at Oakwood Smokehouse, 15 ladies attended. October will be hosted by Kay Weiss and Linda Lawson, restaurant TBD
 - Mark your calendars for October 8th, for the Lancaster Tailgate Party from 3:30 to 7:00 in the Aberdeen room at the clubhouse.
- **Neighborhood Emergency Preparedness:** (Margaret Goedeker) – no report
- **Decorations:** (Linda & John Lawson) – no report
- **Paint Committee:** (Linda Lawson, Lou and Bertha Halter)

There is no progress on the paint contract. The committee is expecting a response from the painter on September 14th. In the meantime, if a homeowner wants to: 1) know their currently assigned color schema, 2) see an address that was painted one of the 2017 colors, or 3) has other general painting questions, they may reach out to the Paint committee directly, Bertha or Lou at 352-989-4138 or via email at berthahalter@yahoo.com, or louhalter@gmail.com or Linda at 708-600-6881 or via email at kingslawson25@gmail.com.

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

Management Fee and Web Portal Comparison Fact Sheet

	A	B	C
Management Fees:			
Monthly management fee 2023	900.00	800.00	600.00
Annual management fee 2023	10,800.00*	9,600.00*	7,200.00*
Annual management fee 2024	12,000.00	9,600.00	7,200.00 (remain the same)
Annual Management fee 2025	12,000.00	9,984.00	7,416.00
Current notice of annual increase	as advised	4% every other yr.	3% /year
One time data base transfer	500.00*	350.00*	No billed costs except for intro letter and coupon books
Web Portal:			
Basic Included in Contract	Very Basic	Satisfactory 24 hour access to individual accounts going forward minutes going forward budgets and year end financials, Current P&L Board has enhanced access to documents and financial stmts secure log in access	Satisfactory 24 hour access to individual accounts going forward, year end financials, current year financials, current year budget, collection policies, approved meeting minutes, current newsletter, ARC document forms and guidelines secure log in access
*Total 2023 without enhanced portal.	11,300.00	9,950.00	7,200.00
Enhanced Portal Set Up	500.00 one time	n/a	250.00 / year (opt out)
Enhanced Portal Maintenance	125.00 / month <i>Recommended by the vendor.</i>	n/a <i>Available with the management contract.</i>	150.00 / month (opt out) <i>None of the enhanced features are necessary.</i>

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

Lancaster Board Meeting

SEPTEMBER 12, 2022

In attendance:

Chris Woods

Margaret Goedeke

Patty ^{Ms} Parker

ROBERT HUGHES

LOU HARTZ

Brenda Harten

Baren DeFord

Carolyn Kubi

Fran & Larry Rubright

Janet Nestel

Richard Bennett

Charles Marler

RON & NATHA DARIN

Patricia Crawley

Cheryl Moffet

Fran & Joe Pearson

ROMANUS WINTOP BATSON

John Jan

Kerri Joyce Wiegand

CHOICE EDWARDS

Donald T. Wilson

Toni Cattell

ERNESTINE WILSON

Ray Selpe

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

Impact of Inflation on Community Associations | AriasBosinger

<https://ablawfl.com/impact-of-inflation-on-community-associatio>



SEPTEMBER 1, 2022

Impact of Inflation on Community Associations

Inflation is here and no apparent relief in our near future. According to the most recent data from the United States Bureau of Labor Statistics the annual inflation rate for the United States is 8.5%. This increase has slowed slightly with the recent decrease in gas prices, but materials, food and shelter costs continue to rise. Experts believe that these increases will continue and there is no mention of slowing anytime soon.



Consumers have not seen these increases in over 40 years. Why does this matter to community associations? It matters because every vendor will need to increase their costs to keep up with inflation. We are talking increases from landscapers, management companies, pool maintenance companies, roofing companies, painting companies and asphalt paving companies just to name a few. These increases will require most associations to drastically increase their assessments.

Associations are already seeing an increase in contract cancellations and contract re-negotiations due to cost increases. Vendors have to consider not only rising prices in materials, but also increased employee cost due to a shortage in labor. For many vendors this means they need to outsource services. All these costs get pushed to the association. Vendors who can cancel their contracts are doing so at an alarming rate.

Boards need to also look ahead for any large capital projects and consider these increases in expenses. We are even seeing an increase in insurance rates for anticipated increases that will impact the budget.

Some things boards can do include adjusting the budget ahead of the actual increase. Consider whether you are allocating too much funding to any single line item. Boards can also look to cut costs. Review your vendor contracts to see if the market can deliver similar services for less money. Where possible, consider reducing hours of service from vendors. Taking even small steps to minimize expenses can reduce the need to raise fees.

Bottom line is the associations need to act now. Boards should discuss increases to the budget with their residents now so they can properly budget. Modifying a budget now will help ease your homeowners in dealing with the inflation we are all feeling.

Posted in Budgets, Community Association, Condominium Association, Homeowners Association, Uncategorized

Related Articles:

Best Practices for Community Association Covenant Compliance

Community Association Legislative Update 2021 – Part II