

Lancaster at Kings Ridge Neighborhood Association, Inc.

Board of Director Meeting Minutes

November 14, 2022, held at Kings Ridge Clubhouse

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

Margaret Goedeker motioned to approve the **October 10, 2022 minutes**. Second by William (Bill) Hughes. **Motion carried unanimously.**

Treasurer's Report – by Margaret Goedeker - No action taken
Lancaster remains in a positive cash position with a comfortable surplus, see attached report.

Manager's Report – by Tammy Collins – No action taken, see attached report

- Home inspections held on November 3, 2022.

Committee Reports – No action taken

- Summary report was handed out at the meeting, see attachment.
 - No report from: NARC, Website, Lawncare, Social or Decoration committees
 - Opticaltel Coalition – By Choice Edwards – The replacement IPTV for obsolete switches is better equipment, provides more channels, replacements are made on an as needed basis. Overall Opticaltel has had less service issues than competitive providers. Coalition will be meeting with the Opticaltel leadership likely in December.
 - Neighborhood Emergency Preparedness – Margaret Goedeker – Thank you to those who helped with removal of debris and fallen tree limbs. Your neighbors appreciate you.

Old business

- Paint Committee – Confirmation of color selections have been approved and sent to each homeowner. See Committee Report attached
- Update on Management Company – Waiting on 2023 coupon books and payment procedures from Leland Management Company.

New Business

- Margaret Goedeker motioned to waive the December home inspections. Second by William (Bill) Hughes. **Motion carried unanimously.**
- Margaret Goedeker motioned to skip the December board meeting. Second by Linda Lawson. **Motion carried unanimously.**

Open Forum.

- Be aware that US mail service is below par. Be particularly watchful of mail which is placed in your home US mail box (which is not encouraged.) Watch for receipt of payments to your service providers, as late fees can be significant.

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

Establish date of next meeting is January 9, 2023, at 3:30pm in Monte Carlo Room

Meeting adjourned at 3:50pm

Minutes approved on 1/9/2023

Linda M. Lawson

Lancaster BOD Secretary

APPROVED

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

Treasurer's Report November 14, 2022

October Payments:

SECO	214.89	08/18/2022 to 09/19/2022
Opticaltel	4,053.22	October Service
Management Company Fee	400.00	October Service
Kings Ridge Clubhouse	8.13	Printing April – September
Dora Irrigation Repairs	52.95	May Service
October Reserves	2,503.69	
GeekITDown	33.83	September website maintenance
Neighborhood Party	111.79	Food items
Neighborhood Party	25.00	Supplies

November 1 Payments:

Dora Landscaping	3,862.50	October Service
Dora Irrigation Repairs	92.50	September Service
SECO	205.38	09/19/2022 to 10/18/2022
Opticaltel	4,053.22	November Service
Southwest Management Fee	400.00	November Service
Southwest Web Hosting	25.00	September Service
Southwest Web Hosting	25.00	October Service
<i>Pending Payments:</i>		
Dora Landscaping	3,862.50	November Service
Dora Irrigation Repairs	237.60	October Service
GeekITDown	106.33	October website maintenance
November Reserves	2,503.69	
Ruggieri Law Firm	1,250.00	Document Review for MRTA

Operating Account Balance November 14, 2022 **\$ 40,314.96**

Reserves Account Balances at:	Oct. 30	Nov. 30	Year End December 22
Painting	71,954.47	73,157.01	74,359.55
Paving	57,197.53	58,086.28	58,975.03
Road Resealing	6,375.61	6,788.01	7,200.41
Contingency	2,077.21	2,077.21	2,077.21
Accumulated Interest	2,152.47+	2,152.47+	2,152.47+

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.
*****YOUR DECEMBER 2022 PAYMENT IS THE LAST PAYMENT TO BE SENT TO CENTENNIAL BANK.*****

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

Effective January 1, **2023**, the **HOA assessment for Lancaster will be \$243.00**. Coupon books for 2023 will be mailed to homeowners prior to the year end.

With the new management company, a new bank will be used for assessment collections. Please be aware that the **December 2022 payment is the LAST payment to be sent to Southwest Property Management or Centennial Bank**.

Please update your automatic payments for 2023 with the new amount, the new bank and new homeowner account number.

The management company will provide you with your homeowner account number as well as the information needed to make those payments.

APPROVED

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

Board Members of Lancaster Kings Ridge

Tammy Collins

Licensed Community Association Manager

November Monthly Manager Report

Current Open Invoices – Checks are cut on the 1st and the 15th of each month. Please continue to log in and review your open invoices to be paid prior to that.

Current Delinquency for Assessments - Currently there are 3 accounts 30+ days past due. No collection letters were processed. 0 were forwarded to the attorney and 0 intent to liens were processed.

Community Inspections – On November 3rd compliance was completed, most of the violations that were issued were for mold on the rear steps of homes and on the exterior walls. None were forwarded to the attorney for enforcement.

Common Area Inspections – Your monthly inspections were completed, and these issues were identified: November 3rd

New Bids and Contracts: n/a

Meeting: November 14th

AT

Lancaster at Kings Ridge Neighborhood Association, Inc.

Board of Director Meeting Minutes

Lancaster at Kings Ridge Neighborhood Association Committee Reports, November 14, 2022

Master Board: Submitted by Chris Weiss

- Master Board Report, October 26, 2022 - Approved 2023 Kings Ridge and Community Associations Fees of \$187 per homeowner, representing a monthly increase of \$14.
- Updates to KR Guidelines approved, topics covered: Lease/Rent, Homesite Use Guidelines, Homeowner ID Badges, Companion Guest Passes, and Rental Rates & Private Party Events in Ballroom.
- Updates to ACC Guidelines approved, topics covered: 2.2 Coach and Porch Lights Fixtures, 2.7 Gutters & Downspouts, 2.9 House Color Schemes, 2.12 Roof Replacement/ Repair, 2.16.1 Temporary Outdoor Portable Generators, 3.1 Driveways, Sidewalks, Alcoves & Patios, 4.3 Landscape Lighting, 4.4 Landscape Ornaments, Statues & Yard Decorations, 4.6 Exterior Mechanical/Electrical Equipment, 4.7 Plant Beds, SECO Boxes & Florida Friendly Landscaping, 4.9 Signage and 4.10.1 Understory and Other trees
- Discussed CERB Violations (see summary in Royal Times) and CEC Fines imposed on previous CERB requests
- There are two special Master Board Meetings due holidays – Thursday, November 17, 2022 9:00 AM and Wednesday, December 14, 2022 9:00 AM

OpticalTel: Submitted by Choice Edwards

- Remotes are to be delivered to the homeowner. IF it is shipped, it can take up to 10 days.
- The 2023 budget number for the phone has not increased and remains the same at \$14.00.
- We normally do not release budget numbers until October, but we will put in a reminder to have these for September for next year. The information for the percentage increases each year is in the contract.
- There have been 17 completed installations of IPTV currently and there are 2 associations that have no one effected at all.
- List of residents who have been converted to IPTV has been provided to each association who has the requested information.
- OpticalTel 101 is scheduled for Nov 18th at Noon. (See Flyer or Royal Times)
- There was a special Coalition meeting on November 9, 2022 to discuss switches and IPTV replacement situation. Don Johnson, the Coalition Consultant, will document our issues which will be presented in detail with OpticalTel. Once a response is received, the Coalition will meet with the OpticalTel leadership face-to-face on the plan to mitigate and address the issue in a planned fashion.

Paint Committee: Submitted by Linda Lawson

- By now all the homeowners have submitted their Paint Confirmation forms.
- The Paint Committee has updated our records, reviewed the request for compliance with NARC guidelines, verified there are no adjacent home color conflicts, and approved all the requests.
- The Paint Committee is actively working on sending confirmations to each homeowner and preparing and sending the master list to the Paint Contractor.

Neighborhood Network Meeting: Submitted by Kay Hall and attended by Linda Lawson

- Topics covered: Fidelity Bond Coverage, Document Updating Progress, Property flipping, Neighbor dispute, 2023 property taxes for 2023, Pedestrian and/or Vehicle Lanes, and HOA Officer Candidates communicated to homeowners prior to Annual Meeting.

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

NOVEMBER 14, 2022

In attendance:

Jim Davis
Janet Nestel
Pat Cooper
Ch. Van
Bill Hughes

CHOICE EDWARDS

LOU HARTER
BENHA HARTER
Raj Salpe
Mary Doherty
Karen DeFontes

GOOD MEETING 5-star :)

AKI