**BOARD OF DIRECTOR’S MEETING**

**DATE**: 02/20/2024

**TIME:** 4:00 PM

**LOCATION:** Broadway Room - Kings Ridge Clubhouse

1900 Kings Ridge Blvd, Clermont, FL 34711

**Minutes**

1. **CALL TO ORDER**: The meeting was called to Order at 4:00 pm by Todd Denny.
2. **ESTABLISH QUORUM**: Quorum of the board was established with: Todd Denny, Paul Hannon, Jack Payne, John Huey, and Brack Leaberry in attendance. Morgan Skrabalak representing Leland Management was also present.
3. **APPROVAL OF THE MINUTES:**

* A motion to approve both meeting minutes from January 16, 2024 and February 13, 2024 was made:
  + *Motion - Jack Payne*
  + *Second- Brack Leaberry*
  + *All in Favor – none Opposed Motion Passes*

1. **REPORTS**:
   * **January Manager’s Report** –Morgan Skrabalak
     1. *Board of Director’s Meeting – January 16th*
     2. *Community Inspection – January 11th*
     3. *There were zero resales recorded for the month of January.*

* A motion was made to proceed with sending violation notices to the incompliant properties based on CAMs inspection and Brack Leaberry’s recommendations:
  + *Motion - Jack Payne*
  + *Second- Todd Denny*
* *4 in favor – Paul Hannon Opposed Motion Passes*
  + **Financial Report** –Paul Hannon

Mr. Hannon reported on the January financials. The 2023 Association Audit was completed by the CPA.

* A motion was made to approve the 2023 Auditor’s Report:
  + *Motion- Paul Hannon*
  + *Second- Todd Denny*
  + *All in favor - none Opposed Motion Passes*
* A motion was made to approve the Painting Contract as presented at $1,900.00 per single-family home:
  + *Motion- Paul Hannon*
  + *Second- John Huey*
  + *All in favor - none Opposed Motion Passes*
* A motion was made to ratify the approval for renewal of the (2) two $25,000 *One Florida Bank* CDs at a 12-month renewal rate of 4.5% (4.58% APY):
  + *Motion - Jack Payne*
  + *Second- Brack Leaberry*
* *All in favor - none Opposed Motion Passes*

1. **COMMITTEES:**

* Landscaping (Mr. Leaberry): DTE is addressing all open work orders ahead of time. There are currently no open work orders. Crepe Myrtle trimming was completed. Mowing schedule is still twice per month until mid to late March when the schedule will increase to four times per month.
* Architectural (Mr. Leaberry): No applications submitted in the last thirty days.
* DAMES (Ms. Larke): The next DAMES luncheon is scheduled for April 2nd at Akina. March 15th is the neighborhood potluck. The theme is Birthday and residents are encouraged to bring a dish to pass.
* Master Board/Clubhouse Representative (Mr. Hannon): The Master Board met in January to discuss association business. There were several updates to the ACC guidelines. KRCA is monitoring the reserve accounts closely and investing money in CDs.
* Community Webpage (Mr. Zarcone): There were 304 hits in the last thirty days.

1. **NEW BUSINESS:**
   * MRTA Explanation / Document Amendment Voting Process

* The preservation process of the Declaration, Bylaws, and Articles was discussed. Homeowners will have the chance to vote on the consideration of amendments. 75% of the total voting interests of the neighborhood must vote in favor of an amendment for it to pass.
  + Board of Director’s Open Seat
* There is (1) one open board seat up for election at the annual meeting next month. Interested members are encouraged to submit their intent to be candidate forms which will be mailed out at least 14-days in advance of the annual meeting.
  + Optical Invitation from other Neighborhoods
* Devonshire Neighborhood will NOT be participating in the open invitation from other neighborhoods for Optical services.

1. **PREVIOUS BUSINESS:**
   * Tree Policy Revisions

* A motion to approve the revisions and approve the tree policy as presented was made:
  + *Motion - John Huey*
  + *Second- Jack Payne*
  + *4 in Favor – Paul Hannon Opposed Motion Passes*

1. **ADJOURMENT:**

* A motion to adjourn the meeting at 5:42 PM was made:
  + *Motion - Jack Payne*
  + *Second- John Huey*
  + *All in Favor – none Opposed Motion Passes*

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Director Date

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager

Approved by the Board of Directors on 3/19/24.