

From The Master Board
(Kings Ridge Community Association)
June 2024

The month of June has been hot, dry and relatively quiet in Kings Ridge. That is not the case with the work of the Master Board.

Earlier in the month, a failure of the Heating and Air Conditioning at the Guardhouse triggered the need for a special Board Meeting on June 3, 2024. The Board approved an expenditure of \$8,874.00 to replace the worn out and non-reparable HVAC equipment. This amount was available from Reserve funds.

Another meeting followed. Sitting as a Workshop (no decisions are made-discussion only), The Board reviewed the several bids received from vendors on the refurbishing of the various sports courts at the Clubhouse. The quotes revealed that the cost for this major project might be in excess of \$350,000.00. After much discussion, it appeared that the Board might be in favor of dividing the project into two phases. This idea was to be referred to the Finance Committee for further consideration. Rich Ascolese of Devonshire chairs that committee and I am a member. A recommendation was to be presented to the Board at the next meeting on June 27.

At the June 27 meeting, the Finance Committee proposed the a two phased renewal of the sports courts be implemented and that the vendor with the most comprehensive bid (SCCF Sports Construction) be chosen with an approved expenditure not to exceed \$290,000.00 for the first phase of the contract. This phase covers the 4 tennis courts and the 6 pickle ball courts and all of its surrounds. Funding will come from Reserves already available. The Board, without dissent, approved the recommendation. It is scheduled for completion by early November.

Another project that has been in the works for some time is the overgrowth of trees planted in the Clubhouse Parking Lot. Replacement of the existing trees with Crepe Myrtles will require a waiver approval from the Clermont City Council. If the waiver is granted, the removal and replacement of the trees will utilize 3 vendors and cost a total not to exceed \$55,000.00. Funding from Reserves. A motion to approve the expenditure was approved by the Board.

While not on the agenda for Board action, it was announced that SECO Energy has informed that there will be an increase in charges from the utility for “light pole rental”. ***These charges will be incurred by Kings Ridge and all of the neighborhoods beginning in October***

Who knew that there was such a thing? Yes, there is such a charge.

Apparently, we have been renting the poles for 26+ years in addition to the energy charges that are incurred and billed monthly.

For example, in Devonshire, we **currently** pay SECO \$1,511.10 per year in rental fees. That is the equivalent of **\$1.40 per residence per month.**

Beginning in October, the rent increases to \$5,582.68 per year. The equivalent of **\$5.17 per household per month.** An increase of \$3.77 per house per month.

In October 2025, we are subject to another increase to \$11,165.35 per year. **That's \$10.34 per Devonshire address per month.**

Needless to say, these increases are not being received very well. Kings Ridge is not the only community that have been informed of these increased charges. **You can expect to hear much more about this in the coming months.**

Lastly, the Board approved a revised date for this year's **Garage/Yard Sale**. The new date will be **November 2, 2024.**

No Master Board meeting is scheduled for July. The next scheduled meeting will be August 28, 2024. I have been and will be in attendance for these meetings. I can be reached at 410 908 6451 or by email at pfhannon@yahoo.com.

Paul Hannon

Devonshire Representative

June 29, 2024