**BOARD OF DIRECTOR’S (ORGANIZATIONAL) MEETING**

**DATE**: 03/19/2024

**TIME:** Immediately Following the Annual Meeting

**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 4:18 pm by Todd Denny.
2. **ESTABLISH QUORUM**: Quorum of the board was established with: Todd Denny, Alberto Behar, Jack Payne, John Huey, and Brack Leaberry in attendance. Morgan Skrabalak, Frank Pine, and Valerie D’Ambrosio representing Leland Management were also present.
3. **NOMINATE AND RATIFY THE OFFICERS AND DIRECTORS OF THE ASSOCIATION:**

* A motion to appoint Todd Denny as President was made:
  + *Motion - Jack Payne*
  + *Second- Brack Leaberry*
  + *All in Favor – none Opposed Motion Passes*
* A motion to appoint Jack Payne as Vice President was made:
  + *Motion - Alberto Behar*
  + *Second- Todd Denny*
  + *All in Favor – none Opposed Motion Passes*
* A motion to appoint John Huey as Treasurer was made:
  + *Motion - Todd Denny*
  + *Second- Alberto Behar*
  + *All in Favor – none Opposed Motion Passes*
* A motion to appoint Alberto Behar as Secretary was made:
  + *Motion - Jack Payne*
  + *Second- John Huey*
  + *All in Favor – none Opposed Motion Passes*
* Brack Leaberry as Director at Large.

1. **APPROVAL OF THE MINUTES:**

* A motion to approve the February 20, 2024 meeting minutes was made:
  + *Motion - Brack Leaberry*
  + *Second- John Huey*
  + *All in Favor – none Opposed Motion Passes*

1. **REPORTS**:
   * **February Manager’s Report** –Morgan Skrabalak
     1. *Board of Director’s Meeting – 2/20/24*
     2. *Community Inspection – 2/15/24*
     3. *There was one resale recorded for the month of February.*

* A motion was made to proceed with sending violation notices per CAM’s February inspection report:
  + *Motion - Brack Leaberry*
  + *Second- Jack Payne*
* *All in favor - none Opposed Motion Passes*
  + **Financial Report** –Jack Payne and Paul Hannon

Mr. Payne reported on the February financials, along with Mr. Hannon. The neighborhood is operating at a YTD deficit of $1,219.17.

* + 1. *Total Assets - $157,834.40*
    2. *Reserves Total (as of 2/29/24)- $124,303.65*
    3. *Total Expenses (YTD) – $39,853.43*
* A motion was made to proceed with Paul Hannon’s recommendations to move the expenses for the Amendment mailing (coded #6090 Printing / Copies / Supplies) to Reserves to be considered as a part of the MRTA project:
  + *Motion - Todd Denny*
  + *Second- Jack Payne*
* *All in favor - none Opposed Motion Passes*

1. **COMMITTEES:**

* Landscaping (Mr. Leaberry): Weekly mowing will begin the first week of April. High nitrogen/liquid fertilizer will take place this month. Granular/slow release fertilizer treatment will begin mid-May. Please reach out to DTE for irrigation repairs. It should be noted that infrastructure pipe damage to the irrigation line is the homeowner’s financial responsibility. The current schedule for shrub trimming will be posted on the neighborhood website.
* Architectural (Mr. Leaberry): There were four applications submitted last month, and three were approved. One application requires additional information.
* Master Board/Clubhouse Representative (Mr. Hannon): The Master Board met on 2/28. Both KRCA budgets are running on a surplus. The board is working on securing bids to fix the issues on the sports courts. They also approved a bid to trim the KRCA common area trees. 13 computers were approved for purchase.
* Community Webpage (Mr. Zarcone): There were 494 hits in the last thirty days.
* Neighborhood Watch (Mr. Denny and Mr. Leaberry): Mr. Denny and Mr. Leaberry discussed ongoing concerns regarding the speed limit issues.
* A motion to approve the estimated purchase cost of $340.00 for the board to install additional stop signs and speed limit signs, specifically at the golf cart crossing, in the Devonshire Neighborhood was made:
  + *Motion - Jack Payne*
  + *Second- Alberto Behar*
  + *All in Favor – none Opposed Motion Passes*

1. **ADJOURMENT:**

* A motion to adjourn the meeting at 5:03 PM was made:
  + *Motion - Alberto Behar*
  + *Second- Todd Denny*
  + *All in Favor – none Opposed Motion Passes*

Approved by the Board of Directors on 4/19/24.

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager