**BOARD OF DIRECTOR’S MEETING**

**DATE**: 9/19/2023

**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, and Brack Leaberry in attendance. Morgan Skrabalak representing Leland Management was also present.
3. **APPROVAL OF THE MINUTES:**

* A motion to approve the May 16, 2023 meeting minutes was made:
  + *Motion - Paul Hannon*
  + *Second- Jack Payne*
  + *All in Favor – none Opposed Motion Passes*

1. **REPORTS**:
   * **Manager’s Report** – Morgan Skrabalak
     1. *Board of Director’s Meetings for June, July, and August were suspended*
     2. *Inspections were suspended through June, July, and August*
     3. *There were zero resales recorded for the month of August*
   * **Financial Report** –Paul Hannon

Mr. Hannon provided an overview on the neighborhood financials. The YTD financials are running at a deficit. The month of August, however, provided a surplus thus reducing the YTD deficit.

* + 1. *Total Assets - $137,522.60*
    2. *Reserves Total (as of 08/31/23)- $106,811.00*
    3. *Total Expenses (YTD) – $151,337.90*
* A motion was made to move $25,000 in the Reserves account into an 11-month CD earning an APY of 5.1%:
  + *Motion- Paul Hannon*
  + *Second- Jack Payne*
  + *All in Favor – none Opposed Motion Passes*

1. **COMMITTEES:**

* Landscaping (Mr. Leaberry): Mr. Leaberry met with Down to Earth the week prior to the board meeting. There were ten open workorders recorded, three have since been closed, and seven will be addressed at the next service. The insecticide/fungicide has stunted the growth of crabgrass. The next fertilizer treatment is scheduled for the first week in October. If there are any emergencies, please contact the front office or Mr. Leaberry directly.
* Architectural (Mr. Leaberry): All applications that have been submitted since the last meeting have been approved. Any exterior changes to a property require prior approval. Please contact Mr. Leaberry for assistance on how to complete an ACC application.
* Neighborhood Watch: Todd Denny appointed Darlene Bellucci as the new Member to Chair the Neighborhood Watch committee.
* Neighborhood Welcome (Ms. Larke): Ms. Larke reported there are new homeowners moving in to a recently sold property. She will welcome them once they are settled.
* Master Board/Clubhouse Representative (Mr. Hannon): There were Master board meetings held in both June and August, however, no meeting was held in July. The board approved changes to the ACC Guidelines, so please check with your neighborhood ACC representative if you have any questions about these updates. There were new Charters for Committees reviewed. Mr. Hannon reminded Members to leave all glass at home if they are going to the pool. The fines for this violation and several other violations have increased. Mr. Hannon recapped items of discussion at the Master meetings and provided insight on expenses that should be expected in coming months.
* A motion was made for Devonshire Neighborhood to participate in the Kings Ridge Community Garage sale on October 14th from 8 AM – 2 PM:
  + *Motion- Paul Hannon*
  + *Second- Brack Leaberry*
  + *All in Favor – none Opposed Motion Passes*
* Community Webpage (Mr. Zarcone): There were 157 hits last month.
* Disaster (Mr. Denny): There was one Hurricane that slightly impacted the community. It brought some wind and rain, but thankfully, no damage was reported.
* DAMES (Ms. Larke): An October luncheon is tentatively scheduled for October 11th at Miller’s Ale House.
* **NEW BUSINESS:**
  + **BOARD APPOINTMENT**
* A motion to appoint John Huey to the Board of Directors was made:
  + *Motion - Todd Denny*
  + *Second- Paul Hannon*
  + *All in Favor – none Opposed Motion Passes*
  + **FRONT CANOPY TREES**
* A motion to reject a request to remove the canopy tree fronting the property at 2106 Turnbridge Circle was made. Future requests will be considered on their merit:
  + *Motion - Jack Payne*
  + *Second- Brack Leaberry*
  + *Four in favor –Mr. Hannon Opposed Motion Passes*
  + **MULCH**
* No action taken. The board discussed the possibility of suspending the purchase and installation of Mulch for the neighborhood in 2024.
  + **2024 BUDGET OVERVIEW**
* No action taken. Mr. Hannon provided a quick overview of the 2024 budget. The board will approve the 2024 budget at the budget meeting next month.

1. **ADJOURMENT:**

* A motion to adjourn the meeting at 5:14 PM was made:
  + *Motion - Todd Denny*
  + *Second- Paul Hannon*
  + *All in Favor – none Opposed Motion Passes*

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Director Date

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager