**BOARD OF DIRECTOR’S MEETING**

**DATE**: 11/21/2023

**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, John Huey and Brack Leaberry in attendance. With 4 of 5 members present, quorum was established. Mark Koury representing Leland Management was also present. Jack Payne was absent.
3. **APPROVAL OF THE MINUTES:**

* A motion to approve the October 17, 2023 meeting minutes was made:
  + *Motion - Paul Hannon*
  + *Second- Brack Leaberry*
  + *All in Favor – none Opposed Motion Passes*

1. **REPORTS**:
   * **Manager’s Report** – Mark Koury for Morgan Skrabalak
     1. *Board of Director’s Meeting – October 17th*
     2. *Community Inspection – October 16th*
     3. *There were two resales recorded for the month of October.*
   * **Financial Report** –Paul Hannon

Mr. Hannon provided an overview on the neighborhood financials. The YTD financials are running at a deficit due to increased landscaping expenses, however, the deficit is less than what was anticipated.

* + 1. *Total Assets - $143,241.88*
    2. *Reserves Total (as of 10/31/23)- $113,078.09*
    3. *Total Expenses (YTD) – $187,930.08*
    4. *Operating Equity- $19,930.40*
    5. *October Surplus- $100.08*

1. **COMMITTEES:**

* Landscaping (Mr. Leaberry): Mr. Leaberry discussed the schedule for mowing is now twice per month. There was a concern the lawn care company was not cleaning up the debris. They are supposed to blow it into the street and not back into the lawns. It will be addressed with DTE. There was discussion of giving a bonus to the landscaping crew.
* A motion to was made to give a bonus only to the landscaping supervisor in the amount of $50.00:
  + *Motion - Paul Hannon*
  + *Second- Brack Leaberry*
* *All in favor - none Opposed Motion Passes*
* Architectural (Mr. Leaberry): Over the last several months, the Master association has been updating their guidelines. There was a discussion of some of the proposed changes coming including bird baths, shepherd’s hooks, and silk flowers, for example. Metal roofing is also under consideration, which should be decided by the first quarter 2024. A resident had a comment on a brick border around his trees. Decorative concrete edging is now allowed in the community.
* Neighborhood Welcome/Watch (Ms. Larke): Ms. Larke attempted to reach out to the two new residents but was unable to reach them, but she will keep trying. A resident recommended that the committee ask new residents if they are veterans.
* Master Board/Clubhouse Representative (Mr. Hannon): The Master Board met Thursday Nov 16th. The Manager’s Report is posted in the Royal Times. The hot tub at the north spa is being used by some residents as a “bubble bath.” The chemicals are a problem for the system, and it must be drained and cleaned which costs extra money. The board approved funding for additional cameras at the North Spa. The Master Board also discussed fining for first time offenders that use water bottles and decided to give a $50 fine instead of $500. Under new Florida Regulations, commercially filled plastic water bottles are allowed around the edge of the pool, but nothing else is. Efforts to amend our rules to allow these bottles was not allowed.
* There was a discussion on Nextdoor.com from a resident who vents about estoppels. The information given on this social media website is not verified and very often incorrect. Also posted on this site was questioning of the money spent by the Master Board. The Master Board holds two workshops per year to openly discuss spending, residents are welcome to attend.
* The neighborhood speed sign has been purchased, it will be used on Kings Ridge roads only and not on Neighborhood roads. There was discussion of adding stop signs for the golf carts.
* Community Webpage (Mr. Zarcone): There were 205 hits in September.
* DAMES (Ms. Larke): The next Ladies’ Luncheon is scheduled for January 15th at 11:15 AM at Cantinas Mexican Kitchen. The Devonshire Holiday Social will be held on December 9th from 2PM – 4PM at the driveway of 3625 Kingswood Ct. The Callahan’s Fond Farewell will take place December 30th from 10AM – 1 PM at the Clubhouse
* MRTA was discussed. The Board will review the documents by December 15, 2023 and discuss further action with the HOA attorney as to next steps.
* Temporary parking on the street was discussed but with no final resolution.
* A motion was made to not have a meeting in December:
  + *Motion - Todd Denny*
  + *Second- Brack Leaberry*
  + *All in Favor – none Opposed Motion Passes*
* **NEW BUSINESS:**
  + N/A
  + **OPEN FORUM:**
* A resident asked about parking and the ability of emergency vehicles ability to get by.

1. **ADJOURMENT:**

* A motion to adjourn the meeting at 5:20 PM was made:
  + *Motion - Paul Hannon*
  + *Second- John Huey*
  + *All in Favor – none Opposed Motion Passes*

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Director Date

Minutes were prepared by Mark Koury for Morgan Skrabalak – Licensed Community Association Manager

Approved by the Board of Directors on 1/16/24.