BOARD OF DIRECTORS MEETING

DATE: 9/15/2026
TIME: 4:00 PM
LOCATION: Kings Ridge Clubhouse
1900 Kings Ridge Blvd, Clermont, FL 34711

Approved 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, Brack Leaberry, John Denny, Alberto Behar, and Jo Gamelli in attendance. Morgan Skrabalak representing Leland Management was also present.

3. **APPROVAL OF THE MINUTES:**
   - A motion to approve June 16, 2026, meeting minutes was made:
     - *Motion -* *John Denny*
     - *Second-* *Jo Gamelli*
     - *All in Favor – none Opposed* *Motion Passes*

4. **REPORTS**:
   - **August Manager's Report** –Morgan Skrabalak
     a. *Board of Directors Meeting – Cancelled*
     b. *Community Inspection – Cancelled*
     c. *There were zero (0) resale(s) recorded in the month of August.*
     d. *The aged receivables totaled* $12,048.34 *at the end of 8/31/26. Residents are encouraged to login to their resident portal at www.LelandManagement.com to view their balance. If you have any account issues, please contact residentsupport@lelandmanagement.com or call 407-781-1188 for assistance.*
   - **Landscaping – Dora Landscaping**
     a. Dora Landscaping provided information regarding the damaged turf throughout the community, which is being caused by Take-All Root Rot (TARR). Dora presented a treatment plan to address and resolve the issue, which includes fungicide treatment and sod replacement. The fungicide treatment will take place at two separate times and will consist of a three-step treatment process. The community is currently experiencing an outbreak, with the recommended treatment period beginning in the fall, particularly during November and December. Early spring is the recommended timeframe for addressing areas requiring sod replacement following the fungicide treatment.

   - **Financial Report** –John Denny

   Mr. Denny reported on the August financials. The neighborhood is operating at a YTD deficit of $1,671.95.
     a. *Total Assets - $121,588.21*
     b. *Total Expenses (YTD) – $186,747.60*

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5. **PREVIOUS BUSINESS**
Road Evaluation Report – Harris Civil Engineers

- A motion was made to approve the updated pricing from Harris Civil Engineers, LLC in the amount of $4,620.00 for the Pavement Evaluation Civil Engineering Proposal:
    - *Motion -* *Brack Leaberry*
    - *Second-* *John Denny*
    - *Four in Favor – Jo Gamelli Opposed* *Motion Passes*

6. **NEW BUSINESS**
Website and Email Software Enhancements

- A motion was made to approve the 2027 website upgrade and annual licensing fee of $526.00:
    - *Motion -* *John Denny*
    - *Second-* *Jo Gamelli*
    - *All in Favor – none Opposed* *Motion Passes*

Discuss Speed Mitigation Solutions Next Steps (radar sign, speed bumps, rumble strips)

- Brack Leaberry provided an update regarding speeding concerns within the association and presented several potential measures that may help reduce speeding, including radar speed signs and cameras. The Board will continue to monitor the situation over the next few weeks. Residents were advised to contact the Clermont PD to report speeding. No action was taken during the meeting.

2027 CPA Engagement Letter

- A motion was made to approve Joe Michalak CPAs 2027 Engagement Letter in the amount of $1,200.00:
    - *Motion -* *Brack Leaberry*
    - *Second-* *John Denny*
    - *All in Favor – none Opposed* *Motion Passes*

Crime Insurance

- The board declines the purchase of crime/fidelity insurance, as Leland Management employees are insured and the Board does not have access to Association funds. The Board was advised that the membership must vote at the Annual Meeting in favor of waiving crime/fidelity insurance in order to complete the required opt-out process.

Holiday Decorations

- Tabled.

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2027 Budget Review

- The Board briefly discussed the 2027 proposed budget. Adjustments to the draft budget will be necessary due to the unexpected expense associated with TARR treatment, which was discussed during the meeting. The Board will review and update the figures and present a revised proposed budget at the next Board meeting.

Kings Ridge Garage Sale

- A motion was made that Devonshire Neighborhood will participate in the KR community garage sale on October 17, 2026:
  - *Motion -* *Todd Denny*
  - *Second-* *Brack Leaberry*
  - *All in Favor – none Opposed* *Motion Passes*

7. **COMMITTEES:**
   - Landscaping (Mr. Leaberry): Brack made a motion to approve the $27,000.00 expenditure for TARR treatment throughout the community, to be completed in two phases with a three-step treatment process. Jo seconded the motion, and the motion passed unanimously. The landscaping schedule is posted on the community website for residents to view. Homeowners are reminded to submit a work order for any landscaping concerns or requests.
   - Architectural (Mr. Leaberry): There were four applications submitted and approved since the last meeting. Residents should contact Brack with any questions regarding the ACC submission process.
   - Neighborhood Welcome and DAMES (Ms. Larke): The DAMES Luncheon flyer was distributed at the meeting with information regarding the upcoming ladies' luncheon. The committee also welcomed two new homeowners to the community. Kathie is seeking volunteers to assist with planning the upcoming potluck. A sign-in sheet was available at the meeting for the Holiday Social scheduled for December 5. Kathie also distributed additional Vial of Life stickers and will make them available to residents throughout the community.
   - Neighborhood Watch (Mr. Denny): The community is looking for an additional block captain as the previous captain has resigned. Please contact Diane Bellucci if you are interested in volunteering.
   - KRCA Board Rep (Mr. Hannon): Mr. Hannon provided a brief overview of KRCA updates. KRCA held a budget workshop on 9/10. The next Board of Directors Meeting is scheduled for Wednesday, September 23, 2026, at 9:00 AM.

8. **NEXT MEETING DATE:** October 20, 2026, at 4:00 PM.

9. **ADJOURMENT:**
   - A motion to adjourn the meeting at 6:01 PM was made:
     - *Motion -* *Brack Leaberry*
     - *Second-* *Jo Gamelli*
     - *All in Favor – none Opposed* *Motion Passes*

Minutes were prepared by Morgan Skrabalak – Licensed Community Association Manager

Approved by the Board of Directors on 10/20/26.

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