

6/25/2025

RE: HIGHLIGHTS: JUNE 25, 2025 MASTER BOARD MEETING

*Please go to the Kings Ridge Web Site for details and full disclosure

Respectfully Submitted: Rosalie Howell, VP Wellington & Master Board Representative

Also attended Emergency Master Board Meeting 6/11/2025

I took 2 Board Courses:

1. June 18, "Clear Communication & Building Stronger Communities" by Affinity Management Services
2. June 23, "Board Politics & Diplomacy" by Leland Management

1. FINANCIALS ENDING MAY 31, 2025

- A. HOA-Under Budget \$9085
Major Contributing Factors:
 - a. General & Administrative-\$8435 under
 - b. Grounds-\$18467 under
 - c. Irrigation-Over \$10570
- B. CLUBHOUSE-Under \$18514
Major Contributing Factors:
 - a. General & Administrative-\$9613 under
 - b. Payroll-\$5397 under
 - c. Clubhouse expenses-\$5091 under

2. DELINQUENT ACCOUNTS

- A. \$25,445 in arrears
- B. 7 accounts over 90 days-cards turned off, use of amenities suspended until account is current

3. OLD BUSINESS

- A. Bollards to be installed next week on both sidewalks by the Danbury Mill Gate. This will bring us into compliance with state law (golf carts can not drive on sidewalks)
- B. Roof replacement to be completed early July.
- C. Tennis Courts-in progress
- D. Parking Lot by Clubhouse-in progress
- E. Usage study on needed gym equipment continues

4. NEW BUSINESS

- a. Lightning Rods on Clubhouse-System is 25 years old. Estimate \$25,700. Approved not to exceed \$28,000
- b. Sale & Transfer of Title-We are a +55 age restricted community. Both Neighborhood Cam and President sign off on the Age Affidavit BUT the MASTER will enforce that, if there is a problem/violation.

5. UPCOMING

- A. Next Master Board Meeting July 23 at 9:00am
- B. HOA and Clubhouse 2026 Budget Meeting, September 10 at 9:00am. This is usually a 3 hour + meeting.
- C. July 10 is YOUR Deadline to submit to me, "Wish List" items you may have for both the HOA and CLUBHOUSE 2026 Budgets. Please feel free to send me your suggestions for review at rjthowell@yahoo.com, or call me at 352-241-8599 to discuss. Remember, these are YOUR HOA & CLUBHOUSE \$\$\$.

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we add to the budget, the higher our HOA & CLUBHOUSE fees go up. Please be serious and realistic.

- D. July 4, Food trucks and the KR Car Club display will be at the clubhouse from 11-2.
- E. Summer Social Hour-July 11, will be extended to 7:00pm. Entertainment by DJ Luke Madawi.
- F. July Summer Dance-July 19, \$12 + tax. Entertainment by Groove Infusion.
- G. August Summer Dance-August 16, \$12 + tax. Entertainment by Natalie Flemming Duo.
- H. September 20, MINGO, \$7 + tax. Go on sale June 27.
- I. S.A.L.T. meeting/presentation-July 10 at 11:00.
- I. New Years Eve Bash-December 31, \$45pp + tax. Tickets already on sale. Entertainment by DJ Reese.

Hope you are all enjoying this HOT, HOT, Summer!!!

Rosalie