

DATE: 4/23/2025

RE: Highlights of the 4/23/2025 Master Board Meeting

Respectfully: Rosalie Howell, Wellington Master Board Director

1. FINANCIALS ENDING 3/31/2025

A. CLUBHOUSE-Under Budget \$10,165

Contributing factors:

- a. Gen & Admin under \$4414
- b. Clubhouse Expenses under \$5870
- c. Spa/Pool Maintenance under \$3297

B. HOA-Under Budget \$8700

Contributing Factors:

- a. Gen & Admin under \$3537
- b. Grounds under \$6841
- c. Repairs & Maintenance under \$3861
- d. Irrigation Utilities under \$4566
- e. Gate House under \$6416

C. EXPENDITURES APPROVED

- a. \$9350-South Lake Tree Service for hurricane clean up
- b. Asphalt 365- \$30,066, not to exceed \$35K-repair, tack, level and pave areas as per specs, remove debris and stripe designated areas. Includes pedestrian "Don't Walk" signs
- c. Taylor Works-\$518 monthly charge and initial \$300 installation of Cyber security package
14 computers @ \$37.00 each monthly, down from \$44.00 monthly last contract
Includes: Managed Endpoint Security, Simulated Phish Testing, Advanced Email Spam Filtering, M365 Advance Threat Protection, Online Cybersecurity Training, Web Monitoring & Cloud Response
- d. Hoover Maintenance Program-renewal \$5480.00 pump system maintenance
- e. Cannon USA Inc. New printer/fax lease- 60 months @ \$875. \$2300 less than prior contract.

Walk"

Dark

2. OTHER INFORMATION

- A. SECO-Reduction in scheduled October 1, 2025 monthly increase:
 - Kings Ridge HOA: CURRENT CHG: \$30,046.80, estimated NEW CHG: \$32098.40 (10% increase)
 - Clubhouse: CURRENT CHG: \$37116.85 estimated NEW CHG: \$40642.75 (9% increase)

These were budgeted for approx 77% increases! (that is NOT a typo!)

To significantly reduce the planned increases, the following adjustments will be made to our existing service plans:

 - 1. Pole Outage Response: Current: 24 hours New Change: 7-30 days
 - 2. Light Pole Outage: Current: SECO patrols multiple times annually
New Change:

Residents must report outages-there is a

number on each pole

3. Fixture Offerings: Current: Broad Range of Fixture types

New Change: SECO will

offer "limited fixture types"

B. Board voted to approve draft of a new Investment Policy

C. Tree Report-This lists homes with tree removal, permit number and dates

required

by the city for replacement.

Report shows 2 homes over 91 day completion, 3 homes over 61 days but

under 90

days. This needs to be updated with the ACC and/or reminders that we need compliance and that the city does check and can fine homeowners for noncompliance.

3. COMMITTEE REPORTS

A. ACC-VIOLATION TOURS: Homes on golf course MUST follow the Kings Ridge

Master

Board criteria. Some Neighborhoods apparently think they do NOT have to follow

the

Master Board rules & regulations, and this is causing problems among homeowners.

B. Emergency Preparedness Committee/new direction for that committee

1. Kings Ridge Disaster Readiness Plan: A Guide for Residents-we have 1

copy,

16 pages. Should we print and distribute to 142 residents plus have

additional

copies for new residents? Also 911 Smart - www.smart911.com

C. Traffic Committee-Walking At Night....BE SAFE & BE SEEN! will be in Royal

Times

4. UPCOMING

A. Memorial Day Ceremony May 26 @ 10am

B. MINGO, Friday June 6-Tickets still available

C. June Summer Dance, June 21- Tickets on sale April 25, \$10 +tax

D. July Summer Dance, July 19-Tickets on sale May 23, \$10 tax