

8/27/2025

RE: HIGHLIGHTS: AUGUST 27, 2025, MASTER BOARD MEETING

Respectfully submitted: Rosalie Howell, VP Wellington & Wellington Master Board Director

*Please go to Kings Ridge website for details and full disclosure

*I have completed my last two CEU required courses for 2025 HOA Board Members:

1. Guest Restrictions & Screening Tenants and New Owners
2. Understanding Architectural Committees

1. FINANCIALS ENDING 6/30/2025 & 7/31/2026 (Master Board Meeting was canceled for July)

6/30/2025

A. CLUBHOUSE UNDER BUDGET \$11859

Contributing Factors:

- a. General & Administrative under \$8218
- b. Building Repairs & Maintenance under \$2729
- c. Electricity under \$2965

B. HOA UNDER BUDGET \$19368

Contributing Factors:

- a. General & Administrative under \$8285
- b. Grounds under \$15,164
- c. Electricity under \$3681
- d. Irrigation Repair & Maintenance under \$9626

7/31/2025

A. CLUBHOUSE UNDER BUDGET \$635

Contributing Factors:

- a. General & Administrative under \$2516
- b. KR Directory over \$3445
- c. Building Repairs & Maintenance over \$4729
- d. Utilities under \$3242

B. HOA OVER BUDGET \$22652 for the month BUT under YTD

Contributing Factors:

- a. General & Administrative under \$7834
- b. Grounds under \$10098
- c. Irrigation over \$34241
- d. Gatehouse over \$6101

2. MASTER BOARD APPROVED THE FOLLOWING: (Total \$54K)

1. GUARDIAN ACCESS SOLUTIONS: Danbury Mill Transcore Reader-not to exceed \$10K
2. SWIFT PLUMBING AND HEATING: AC SYSTEM (North Spa) not to exceed \$13K
3. DORA LANDSCAPING: Additional drainage between tennis courts 2 & 3-not to exceed \$13K
4. MASTER ELECTRICAL SERVICES: New electric panel & circuit breaker at 14 communities entrances, not to exceed \$18K

3. DELINQUENCY REPORT

A. TOTAL \$42,928.89

B. Additional: 6 Accounts are with the attorney, 12 late notices issued, 5 intent to lien accounts, and 7 accounts had Clubhouse and gate cards

deactivated.

4. COMMITTEE REPORTS:

A. ACC

1. In the August 6, ACC report, under NARC Education it stated:

Approving ACC Application, the checklist on guideline must be filled out and not left blank.

Starting in August, incomplete ACC applications and applications with extra document pages not being asked for in the checklist, will be returned to the neighborhood folder for correction before being processed by the ACC master team. I asked why extra document pages could not just be taken out to expedite the process, instead of returning to the folder. I wanted them to reconsider this action. I quoted from the my most recent Board Course, concerning Architectural Committees: "The ACC duty is to uphold the HOA's standards-not to loosen them...BUT... that does not mean the process has to be DIFFICULT. The ACC must work TOGETHER with HOMEOWNERS to keep aesthetic harmony in the community. I said that homeowners find the process difficult and cumbersome, and certainly not user friendly. The ACC Chair said they have streamlined everything! This process will continue as is, with no changes as I suggested.

2. In the ACC report, it stated that: "The City of Clermont has specific guidelines on the tree removal permit and installation that must be adhered to. PROPERTY ADDRESSES NOT-COMPLIANT WILL BE PROVIDED TO THE CITY OF CLERMONT CODE ENFORCEMENT MANAGEMENT DEPARTMENT." (In summary) I stated at the meeting that the Master Board did not vote on this and that I consider this an extreme overreach and a very aggressive and inappropriate action. I said that I DO NOT feel it is our job to report residents to Code Enforcement and we are not paid to do the Code Enforcements work. I quoted from the most recent Board Course I took, "Understanding Architectural Committees": "Well run associations try to make the process as homeowner friendly as possible, while protecting community standards." I said that this action certainly isn't friendly, and I SUGGESTED THAT RATHER THAN REPORTING TO THE CITY, VIOLATORS SHOULD BE SENT TO OUR CERB FOR A VIOLATION WITH THE APPROPRIATE ACTION TAKEN.

The president asked for comments from other board members and there were NONE. **A VOTE WAS TAKEN AND IT PASSED, MEANING THAT THE MASTER BOARD WILL REPORT RESIDENTS TO CODE ENFORCEMENT FOR VIOLATIONS AND THEY MAY BE FINED BY THE CITY. MY VOTE WAS THE ONLY NO VOTE.**

5. UPCOMING-Please see the Royal Times, KRCA Website or postings at the clubhouse for all upcoming activities.

1. Sept 10-Master Board Budget Meeting
2. Sept 24-Master Board Meeting
3. Sept 25-Leland Management is offering a 4 hour continuing education course to complete Board members required 4 hours for 2025 (See hand out for more information)
4. KRCA Garage Sale-October 11, 8-2. Need to vote if Wellington wants to participate.