

WELLINGTON AT KINGS RIDGE HOMEOWNERS' ASSOCIATION

Board Meeting

September, 27, 2024

Kings Ridge Clubhouse: 1900 Kings Ridge Blvd Clermont, FL 34711

1:00 p.m.

MINUTES

1. Establish a Quorum - Sharon Reed, Rosalie Howell, Jeffrey Rogers, Rosemarie Trylovich and LuAnne Everitt were all present. Also, Keron Prashad, LCAM, representing VistaCAM was present
2. Call to Order – Sharon Reed called the meeting to order at 1:01 P.M.
3. Proof of Notice – Notice was posted Sunday in accordance with Florida Statute by Jeffrey Rogers.
4. Pledge of Allegiance
5. Approval of Meeting Minutes (August 22nd, 2024) – **Jeffrey Rogers motioned to approve the meeting minutes of August 22nd, 2024. Rosalie Howell seconded the motion. All in favor. Motion passed unanimously.**
6. President's Report - Sharon Reed
7. Open Forum
8. Treasurer's Report – Rose Trylovich – **LuAnne Everitt motioned to approving the waiver request for the property for account 23947260, for the full amount of \$38.95, for one time only. Rosalie Howell seconded the motion. All in favor. Motion passed unanimously.**

Board also received information from the owners of account 23941851 that they will be late on making payments due to financial difficulties but intend to make all their payments at some point.

9. Manager's Report – Keron Prashad, Vista Management
10. Old Business
 - a. Updating Governing Documents Process
 - b. Tree Trimming
11. New Business
 - a. Proposed Change of Attorney
 - b. Florida Paint/Sherwin Williams – **Rosalie Howell motioned to approve the service for Florida Paint. LuAnne Everitt seconded the motion. All in favor. Motion passed unanimously.**
12. Committee Reports
 - a. Master Board – Rosalie Howell - Report was presented.
 - b. NARC – Pam Lund - Report was not presented.
 - c. Emergency Response – Joe Trexler- Report was presented.
 - d. OpticalTel - Jerry Kelley- Report was presented.
 - e. Neighborhood Network - LuAnne Everett- Report was presented.

- f. Landscape – Mike Mangan - Report was not presented.
 - g. Welcome –Linda Trexler- Report was presented.
 - h. Decoration Committee – Jerry and Laurie Kelley- Report was not presented.
13. Open Forum
14. Adjournment – **Rosalie Howell motioned to adjourn the meeting. Jeffrey Rogers seconded the motion. All in favor. Meeting adjourned at 2:30 P.M.**