

1/23/2024

RE: Highlights: January 10, 2024 Master Board Insurance Meeting

Highlights: January 24, 2024 Election and Annual Meeting of Membership

Highlights: January 24, 2024 Notice of Board of Directors and Organizational Meeting  
and Regular January Master Board Meeting

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

### **January 10, 2024 Master Board Insurance Meeting**

1. Board members were reminded, that as of October 1st, 2023, all BOD meetings must be posted no less than 48 hours prior to the meeting along with the agenda. Once posted, the agenda can not be changed. WE WERE TIMELY AND IN COMPLIANCE.
2. Statutory requirements, which went into effect July 1, 2023, (time was extended to October 1st, 2023), and mandated that meeting notices shall be posted "in the community" 48 hours prior to the meeting, and shall have the agenda attached. Once meeting notice, with agenda attached is posted, no changes can be made to the agenda. Directors can only conduct business, discuss and approve/disapprove items on the agenda. Members are still permitted to discuss items on the agenda. WE WERE TIMELY AND IN COMPLIANCE.
3. Insurance Renewal  
The policy was reviewed and the board approved the payment of \$128,497.03 for 2024. This was a 14.5% increase, well below the 25% projection. We have to be vigilant with "trip and fall claims" which were up 200%. This could drive the price of insurance up considerably next year if that continues.
4. Invoices approved for payment by the board:
  - A. South Lake Tree Services  
Approximately 277 Oak trees were trimmed. Approved \$48,475.00
  - B. Dora Landscaping  
Crepe Myrtle pruning and debris removal. Approved \$13,395.00

### **January 24, 2024 Election and Annual Meeting of the Membership**

1. Election by Group of 45 (3 members from each community). The newly elected Master Board Members took their seats. Thank you for your support in being reelected to the Master Board for 2024. It is certainly a privilege and honor to serve Wellington.

### **January 24, 2024 Board of Directors and Organizational Meeting**

#### **Organizational Meeting**

1. Slate of Officers elected for 2024  
President Scott Whipple  
VP Leeza Burzynski  
Secretary Bucky Hough  
Treasurer Chris Weiss
2. Membership at large will be posted on the Kings Ridge Website with telephone #s and email addresses of all members.

### **Board of Directors Meeting**

#### **1. FINANCIALS: YTD ENDING 12/31/23**

- A. HOA ran unfavorable by \$48364 (2022 surplus carryover offset shortfall)  
Contributing factors: Tree maintenance
- B. Clubhouse ran unfavorable by \$91205 (2022 surplus carryover offset shortfall)  
Contributing factors: Electric, Pool Spa chemicals, Pool Spa repairs, Tree trimming and

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removal around clubhouse, and legal.

## **2. ACC CHANGES (PLEASE MAKE SURE IF YOU ARE GOING TO DO ANY OF THE CHANGES BELOW THAT YOU READ THE ENTIRE RULE. THESE ARE JUST THE HIGHLIGHTS OF THE CHANGES.)**

- \* **1.4** Screen/Storm Door: Now applies to back door as well as the front door **APPROVED**
- \* **2.12 (b)** Roof Replacement, Repair, Shingles, & Barrel "S" Roof Tiles: Stone coated Dimensional Metal Shingles **APPROVED**
- \* **2.5 (6)** Artificial flowers made of silk or ultra violet resistant materials only, are allowed only in the front covered entry way not to extend into the front entry walkway. No plastic items are allowed. Items must have the appearance of live plants. Items must be maintained in the condition as the day they were placed or must be removed. **APPROVED**
- \* **3.2 (5c)** Brick, Concrete, and Hard Tile Pavers: BED EDGING: Plastic and wood edging are not permitted. They will now allow METAL edging now. **APPROVED**  
**(5d)** Edging is intended to restrict mulch from washing out. Deleted "onto hard surfaces."
- \* **4.4** (These are highlights ONLY. Read actual new guidelines for total information.)  
**(2c)** Pot laid on it's side in the front landscaping may now have flowers flowing out of the mouth or it can still remain empty. **APPROVED**  
**(3a)** Only 3 items are allowed in the (added: front yard).  
**(Birdbath)**: 1 per house, as one of 6 items allowed per house. Only ONE fountain or birdbath is allowed in the front yard. **APPROVED**  
**(Shepard's Hook)**: Two per house permitted. Only 1 allowed in the front yard. Maximum height 60". Must be maintained with 2 hanging baskets of flowers at all times. **APPROVED**  
**(Fountains)** are now allowed in either the front or back yard. Maximum height is 48". Hours of operation are 9am to 9 pm for both the water and the lights. **APPROVED**  
**(Gazing Balls)** **NOT APPROVED** because many are made of glass and if broken could be a hazard for the lawn crew.
- \* **4.8 (1a)** Potted Plants: This increased the number of potted plants on small front porches from 2 to 3. **APPROVED**  
**(1d)** Artificial flowers or plants are NOT permitted (and they added: Outside of the covered entry way (refer to guideline 2.5))

## **3. COMMITTEE NEWS**

A. ACC Approved 695 Applications for 2023

B. Attendance at ACC meetings for 2023

Wellington had 100% attendance for 2023! We sometimes had 3 & 4 members attending. One community had "0" attendance for the year! Many thanks to our committee for working so hard for us and devoting so much time to keep us in compliance and continuing to make Wellington a beautiful neighborhood.

C. CERB. 12/19/2023 One homeowner's son was aggressive, argumentative and threatening to the KRCA Management and KR Board of Director President. The CERB recommended a 30 day suspension of the clubhouse and amenities for the entire household.

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Given the nature of the actions, if the son is seen at the clubhouse or any amenities, it is recommended to contact the Clermont Police and have him trespassed. A \$50.00 fine was assessed. 1/8/2024 follow up: \$50 check was received and homeowner agreed to the 30 day suspension and stated that the son forfeited his residency and will no longer use the clubhouse facilities.