

9/4/2024

**RE: Highlights of the August 28, 2024 Master Board Meeting**

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

**1. FINANCIALS July 31, 2024**

A. HOA favorable \$141K to budget

B. Clubhouse favorable \$86K to budget

C. Delinquency Report Total \$26,357

D. Master Board Approved the following:

1) Hoover Pumping Systems

North Pump Station \$22,822, 2/8" Rotating/self cleaning Canal Screens

Assembly

South Pump Station \$31,733, 3/8" Rotating/self cleaning Canal Screens

Assembly

\*Extensive algae & aquatic weed growth is clogging the screens and diminishing the

effectiveness of the pumps and motor. This will eliminate many of the continued

expensive problems.

2) Cole & Associates, LLC. \$13,500 split between HOA and Clubhouse

Includes audited statements and government reporting.

3) Universal Heating and Air Conditioning, not to exceed \$60K

Replacement of 2 (of 10) AC units with Carrier units (5 year warranty)

In May 2024, these were priced at \$12K each. Due to the Green Energy

Government

R22 program, these are now \$27K each. These units are suppose to last longer, and

be more efficient.

4) Precision Sidewalk Safety (trip & hazard specialists) Not to exceed \$30K

We have 3.5 miles of sidewalks in Kings Ridge. We have 285 slabs that are presently

1/4" to 2" higher than normal (some slabs need to be completely replaced).

1 slip

and fall would exceed \$30K. (just for reference, bid for replacement of all

sidewalks

came in at \$245K.) The repairs will meet the Federal Regulations on Trip

Hazard

Removal.

5) GO PRO, not to exceed \$15,500

Removal of existing screen roof on pool pump building and replacement with insulated roof panels 19'X28'.

6) RCS Roof Control Services \$17,476. Roof repairs.

7) South Lake Tree Services \$8100 Removal and grinding of stumps removed from 4

Oaks, & 2 Pines.

**2. SECO Energy**

A. Representatives from SECO presented an overview and history of the company.

B. There was a Q&A regarding the upcoming 2 year increase. They gave a Q & A hand

out on the "most asked questions" (see Wellington Website)

C. Overview

Kings Ridge has 127 street lights that we have been paying a maintenance fee of \$5.45 per month or \$8303 annually, plus electric usage for all the poles.

Beginning

October 1, 2024, the rate will go to \$17.36 per month per pole or \$26,462 annually.

October 1, 2026, the rate will increase to \$34.73 per month or \$52,925 annually

for

all poles.

### **3. Guideline Review/Update**

The following was discussed. Most are new updates required by Florida 720 FBL (Florida Bldg

Code). A printed copy of changes will be available at the Wellington September 26 Board

Meeting for your review. These will be voted on at the October Master Board Meeting.

- 1.1 Conversion of Rear Porch To Living Area
- 1.2 Screened Addition
- 1.6 Garage Door
- 1.7 Swimming Pools & Hot Tubs/Spas
- 1.8 Conversion of Rear Porch to Sunroom
- 2.9 House Color Schemes
- 2.11 Solar Shade Awnings & Screen Devices
- 2.12 Roof Replacement Repair & Shingle Roof Tiles
- 2.15 Light Tubes, Skylights & Attic Vents & Bootguards
- 2.17 Weather Protective Devices
- 2.18 Window Replacement
- 2.20 Door Replacement
- 3.6 Retention Walls
- 4.6 Exterior Mechanical Electrical Equipment

### **4. UPCOMING**

A. Health Expo Saturday, October 5, 9:30 to 12pm. Free Event.

B. Halloween Dance Party, Saturday, October 26. Tickets on sale now.

C. Wellington "Endless Summer" Annual Dance and Social, Saturday October 19, 5:30 to 9.

Tickets on sale now, \$15.00. Entertainment by Tim Hargis

D. A Decade of Soul w/Tribute to Aretha Franklin, Friday, November 15. Tickets on sale

September 20. \$20 plus tax. Assigned Table Seating.

E. Donna Moore's "Diva Legends Show". Saturday November 23. Tickets on sale September 27. \$15 plus tax. Assigned Table seating.