

9/26/2024

RE: Highlights: September 25, 2024 Master Board Meeting

In addition to attending the Master Board Meeting in September, I also attended a Zoom call on 9/11, 9/12 a "house painting" meeting, 9/17 a CERB meeting, 9/19 a Master Board Budget Workshop, 9/20 our Wellington Budget Workshop, 9/25 a Zoom call training: "Jumping into the Present: Why updating the Governing Documents of your Association is critically Important", and 9/27 the Wellington Board Meeting.

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

1. FINANCIALS YTD ENDING AUGUST 31, 2024

A. HOA BUDGET running under \$23,637

B. CLUBHOUSE BUDGET running under \$17,584

C. REVIEW of 2025 Budget to be voted on at October Meeting

a. **HOA** 2024 Budget was: \$93.00 2025 Proposed is: \$97.00 {INCREASE of \$4.00}

*SECO increase alone is \$2.75 per home per month, starting next month, Oct 2024

b. **CLUBHOUSE** 2024 Budget was: \$121.00 2025 Proposed is: \$129 {increase of \$8.00}

* At the budget meeting, proposed was an increase of **\$6.00**. This was changed to an \$8.00 increase since it lowered our Reserves to less than the suggested amount in the Reserve Study Report for 2027. {Suggested is \$1.3 million and we would have been at \$60,000} First vote was for a **\$10.00** increase 7 yes/7 no vote, it did not pass {I voted NO}. I voted no since I felt the increase should be spread over 2 years (2025 & 2026 to meet the 2027 Reserve of \$1.3 million.) 2nd vote was for an **\$8.00** increase. Passed unanimously.

*Just as a reminder, The Clubhouse is 28 years old. Inflation is at an all time high. Large items included in this budget:

Tile Roof Replacement: \$525,000/\$550,000

Tennis Courts 1 & 2 plus refurbish others \$500,000

8 AC Units \$525,000, 13 years old (3 yrs ago they were \$12K each, NOW \$27K each with all of the new regulations.)

*Just as a reminder, the Clubhouse mortgage will be paid off in 2029. We anticipate a \$21.00 decrease per home per month in dues that year and approximately a \$26.00 decrease in 2030.

*For more detail please see the Proposed Budget on the Kings Ridge Web Site.

D. Master Board Approved the following:

NONE of the month of September

2. ACC COMMITTEE

A Recommended Changes to the Following Guidelines

1} 1.1 Conversion of Rear Porch Living Area*

2} 1.2 Screened Addition

3} 1.6 Garage Door*

4} 1.7 Swimming Pools & Hot Tubs/Spas*

5} 1.8 Conversion of Rear Porch to Sunroom*

6} 2.9 House Color Schemes

7} 2.9.1 Whitehall House Color Schemes

8} 2.11 Solar Shade, Awnings & Screen Devices*

9} 2.12 Roof Replacement, RePair, Shingles, & Barrel "S" Roof Tiles

10} 2.1 Light Tubes, Skylights, Attic Vents & Boot guards*

11} 2.17 Weather Protective Devices {Storm Shutters}*

- 12} 2.18 Window Replacement
- 13} 2.2 Door Replacement*
- 14} 3.6 Retention Walls
- 15} 4.6 Exterior Mechanical/Electrical Equipment*

All above with * had the same thing added ONLY: "All construction & materials used for this project must be in accordance with the current published version of the Florida Business Code {FBC} along with any applicable amendments and/or supplements."

These will be voted on at the October meeting.

B. Irrigation System Indemnification Agreement, being reviewed/revised by our lawyer.

C. Kings Ridge Community Association Irrigation Modification Authorization Form, was reviewed because either this is not being used correctly, OR is not being used at all. (Any irrigation changes/movement, no matter how minor {sprinkler heads} or major {adding a pool, a patio slab}, MUST submit this form for approval before any work is started.

D. The Master Board approved Pam Lund, from Wellington, to become a member of the ACC Board.

3. Discussion concerning House Painting-Sherman Williams vs Florida Paints-to be discussed at

the September 27 Wellington Meeting.

4. Irrigation Communication Lines/Boxes {Light Green boxes outside of homes}

These **DO NOT** belong to Kings Ridge or any resident. Please do not touch - rearrange- or paint/etc. These contain irrigation lines and in some cases cable lines. Century Link has no plans at the present time to replace or repaint them.

5. UPCOMING

- * October 21-Meet and Greet the Candidates {Mayor & Commissioners} 6:15-7:00 Forum starts at 7pm
- * Next Master Board Meeting October 23rd @ 9am
- * Kings Ridge Community Garage Sale-November 2, 8-2. ALL Communities are participating xthis year.
- * Oct. 5-Health Fair Expo-9:30-12 FREE
- * Veteran's Day Concert-Nov. 11 \$10 per person
- * Annual Light Up Kings Ridge-Dec. 7 \$10 donation
- * Holiday Dance-Dec. 14-\$12 per person
- * New Year's Celebration-Dec. 31-\$45 per person
- * Holiday MINGO Ugly Sweater Party-Dec 21. \$7 per person

6. REMINDER

- * Pool heater comes on Oct 1-May 31. It is programmed to come on and go off with certain temperatures.