

DATE: 4/24/24

RE: Highlights from the April 24, 2024 MASTER BOARD OF DIRECTOR'S MEETING

Respectfully submitted: Rosalie Howell, Wellington VP

1. FINANCIAL

A. HOA Budget running favorable to budget by \$31299

Contributing factors: Payroll under \$5574, Grounds under \$10000, Utilities under \$4186

B. CLUBHOUSE BUDGET running favorable to budget by \$22882

Contributing factors: General Administrative under \$6297, Utilities under \$9997

C. NEW APPROVED EXPENDITURES

\$6655 to Florida Water Features for North Floating Fountain

D. NEW PROJECTS

Sports Courts progress. Bids are being obtained from 4 companies. Since this is a large project, possibly over \$350K, there will be a workshop in June with "bid companies" presenting their project bid. This workshop will be open to all residents. Tentative dates, June 18 or June 21.

E. Independent Auditors' Report for 2023 was done by Cole & Associates, LLC. Audit showed 100% compliance in all areas. This is now posted on the Kings Ridge website for your review, as done each year.

2. NEW BUSINESS

A. Community Association, Inc. Assessment Collection Policy/Voted and Approved

- a. #3 If payment in full of the "outstanding balance" is not made within 30 days... changed to 15 days of due date, a Notice of Late Assessment shall be prepared and mailed to delinquent member.
- b. The following words (except as otherwise directed by the Association), were struck from #3,4,5,6,
- c. #8 (this is a brief description, please read actual online). If "Intent to Foreclose Notice" is issued and not paid in full in 15 days, the Association has the right to suspend use of the common areas and facilities. Gate and clubhouse entry proxy cards will be turned off if an account is delinquent over 90 days.

3. GUIDELINE CHANGES

A. 1.0 Process & Responsibilities for all Guidelines/Voted and Approved

* ADDED "Neighborhood guidelines are allowed to be more restrictive than the ACC guidelines, but are NOT ALLOWED TO BE LESS RESTRICTIVE.

B. 2.3 Display of Flags/Voted and Approved (10 "yes" vote to 5 "no" vote.)

SECTION 1 (Flags on an in-ground Flagpole)

*in addition to State of Florida, United States Army, Navy, Air Force, Marines, Coast Guard and POW/MIA flags the following was added: Space Force and/or any other flag listed in the Florida Statutes 720.304 Section 2. (ie: Police & 1st Responders)
Discussion on "Betsy Ross Flag".

SECTION 2 (same as SECTION 1)

C. Usage of DRONES (by grocery stores, realtors, etc)

*We will follow 330.41 Florida Statutes