

3/2/2024

1. FINANCIALS YTD ENDING 1/31/2024

- A. **HOA BUDGET** running under budget by \$39.2K
- B. **CLUBHOUSE BUDGET** running under by \$19.6K
- C. **DELINQUENT ACCTS** TOTAL IN ARREARS \$24,658
 - 1) 2 homes in foreclosure with liens owe \$14,425
 - 2) 1 home going into foreclosure owes \$2099
- D. **Master Board Approved the following:**
 - 1) South Lake Trees \$15,400 (88 Oaks trimmed)
 - 2) Taylorworks \$12,078 (10 computers to be replaced). Those going to be replaced were purchased in 2014 & 2019.
 - 3) Universal Heating & Air \$17,615 (Both the men's and women's North Spa steam room need a steamist.) Presently, one is being split between the two and is turning off and on. With this purchase, they each will have their own, eliminating the problem. 10 year warrantee.

2. COMMITTEE REPORTS of interest:

- A. **ACC** The 8 updated and approved architectural guidelines (presented at our last Wellington meeting have been finalized, uploaded and are now available online at the Kings-Ridge.net resident website.
- B. **CERB** reported 2 violations:
 - 1) Homeowner maintenance: Homeowner has history of home's lanai being in disrepair and unclean, with torn screens and feces on the lanai. \$50.00 fine recommended. Both Lake County Animal Services and Lake County Animal Abuse and Neglect have been notified.
 - 2) Gate Breach: Resident's proxy card was used to allow Kroger van through the Danbury Mill gate. \$50.00 fine recommended.
- C. **FINANCE COMMITTEE REPORT**
 - 1. **HOA ROADS:** (remilling & overlay)
This was previously moved out 3 years. For reference, 2 yrs ago the cost was projected at \$675K. One year ago at \$750K. Now \$925K. Next step: hire an engineer to evaluate.
 - 2. **SPORTS COURTS:** Residents will be notified that tennis courts 1 & 2 will be closed until further notice. Underlay and drainage problems have made dangerous trip & fall hazards. Courts 3 & 4 remain open and the pickle ball courts are all open. Obtaining bids for fixing of underlay and resurfacing of tennis courts. Estimated cost \$420K
 - 3. **CLUBHOUSE AIR CONDITIONERS:** Last time the 12 AC units were replaced was 2009. Life expectancy is 12 years. Also a crane is needed to replace an AC. Getting estimates and timeframe to replace all.

3. OTHER

- 1. Community Entrance Walls: They will be painted this year and new shrubs planted in June when additional water is supplied. An electrician will be out to look at each entrance. Many communities have problems with electricity going out when sprinklers come, as ours do in Wellington.
- 2. If you have guests or vendors coming to your home, please remember that most GPS take them to the back gate on Hancock. Please give them the front gatehouse address: 1800 Kings Ridge Boulevard.