

VILLAS OF KING'S CROSSING CONDO ASSN, INC.

BOARD OF DIRECTORS MEETING
OF OCTOBER 28, 2022

A regular meeting of the Board was held this day at the pool house of the Association. The meeting was called to order by President Bruce Peters at 1:00 p.m.

OWNER COMMENTS: Several owners were present. Bruce suggested we hold comments to the end of the meeting .

ROLL CALL: Board members present were Bruce Peters, President; Linda Stevens, Vice President, John Malaker, Treasurer; Roz Seale, Secretary; and member at large Sylvia Dunn. Ernie Bartram was not present and Bruce noted that Jim Agnew has resigned from the Board.

PROOF OF MEETING NOTICE: Bruce Peters certified legal requirements were met and notification of the meeting was posted in a timely manner.

MINUTES: Roz Seale read the minutes of the January 21, 2022 Board Meeting. Minutes were approved as read.

TREASURER's report – Bruce stepped in for John to note that we have approximately \$305,000 in roof reserves and at the present time we are well set for cash. He further mentioned that he does not expect an assessment. We would need a 2/3's owners vote to move assets from one place to another. John mentioned the financials from September 30, 2022 do not show the expenses for the tarps for the villa roofs and pool. That will appear in the October financials. Sylvia move to accept the Treasurers report and it was seconded and approved.

OFFICERS REPORTS:

Linda Stevens – Pest control had to be postponed a week because of the storm. She reminded people of the website address and all the information it has. She mentioned that it is ok to refer your personal insurance company to the site.

Roz Seale – Newsletter – a couple of special newsletters and emails have been sent out as the Board wanted to update people about storm related issues. Landscaping – Roz note that there were likely shrubs that were damaged during the storm and suggested a walk around to determine that and see what Mario needed to remove. However, she suggested that we wait until the normal time after the first of the year to add any plantings.

John Malaker – he noted that the Board had approved \$1,000 to Mario to help cover some of his personal loss during the storm.

Sylvia Dunn – had nothing to mention

ORDER OF BUSINESS: Storm mitigation

Bruce mentioned that we had filed a claim with our insurance company with the date of loss as September 28, 2022. Tarps were put on roofs on October 3rd and 4th. Mario came on October 4th and cleared trees and shrubs that had come down during the storm. He also cleaned up the debris on the grounds.

The adjuster is coming back on October 29th beginning at 10:00 to look at interior unit damage.

We are waiting for roofing bids as we want to make sure we have a quality roofer and also someone local.

He discussed what the Association insurance company is responsible for:

Roofs materials, wood under;

Damaged drywall and insulation;

The company will identify any mold and will cut that out and remove;

The Association will hire a contractor to replace insulation, drywall and tape those areas. The owners will be responsible for texture and paint.

He is waiting for a reply from the contractor soon on the insulation, drywall, etc. Hopefully we will be able to do the roofs first. Any flooring damaged should be the responsibility of the owner's insurance. He did suggest that owners set their a/c thermostat to about 72 degrees to help dry out walls and ceilings.

He commented that we would likely not be back to normal for six months to a year.

Owner comments:

Al Barrett asked how often we were going to get together to discuss hurricane updates. Bruce said we would as we know more.

Several other questions were raised by the owners and discussed.

It was suggested that for the newsletter we mention not to hire your own contractor to start repairs until you contact the Board as we will be hiring based on approval.

Adjournment – hearing no other comments, the meeting was adjourned at 1:45 p.m. Next meeting to be determined.

Respectfully submitted Rosalyn S. Seale, Secretary.