

VILLAS OF KING'S CROSSING CONDO ASSN., INC.

ANNUAL MEETING – MINUTES – MARCH 1, 2024

The annual meeting of the Association was held this day at the pool house. The meeting was called to order at 1:07 p.m. by President, Bruce Peters. In attendance were Treasurer John Malaker, Secretary Roz Seale, Members at Large Sylvia Dunn, Ernie Bartram and Rose Sbrocco. Absent was Vice President Linda Stevens.

CERTIFYING QUORUM – Sherry Danko from Star Hospitality Management (our new accounting firm) certified that 20 units were either in person or proxy so we have a quorum.

PROOF OF NOTICE OF MEETING – Bruce attested that the requirements of notification were met under Florida statute #718. Agenda was sent by mail by Star and was posted on the mailboxes.

MINUTES – Roz Seale read the minutes of the last annual meeting of February 24, 2023. Sylvia moved we accept the minutes and John seconded. Minutes were approved as read.

REPORTS OF OFFICERS AND DIRECTORS –

VICE PRESIDENT - In Linda's absence, Roz read her report – all Association provided services went smoothly thanks to the cooperation of our building captains where and when needed. Quarterly interior pest control provided by Hughes was completed with some callbacks regarding pesty ghost ants. Lawn spraying by Hughes was completed every 6 to 8 weeks. Monthly pond spraying to keep the grasses at bay was completed. In May, annual fire extinguisher inspection and certification was completed. Yearly power washing of walks, drives and pool deck was done in November with many owners much more satisfied with the results.

TREASURER - John Malaker went over the cover sheet of the balance sheet. He said he would e-mail a copy of the full report to anyone who wants it. He reported our assets at the end of December at \$363,338; liabilities and equity at \$10,473. He reported on the reserves: Roof \$9,158, Painting \$34,223, Pool and equipment \$4,302, Capital improvement \$622, Insurance \$54,831.

SECRETARY - Roz Seale reported the landscape committee (Sylvia Dunn, Rose Sbrocco, Gail Midlikowski and Roz) did a walk around to all the villas to take a look at what needs to be done. We addressed the landscaping outside of the inner courtyards at this time. There were many shrubs that, due to hurricane damage, need to be removed and replaced. We also looked at the circular areas between some of the units as shrubs need work there as well as some resodding of grass. We are waiting for a quote from the landscape architect who came out to look at the area around our sign. Once we have his input and get quotes from Mario for removal and replacement, we will look into purchasing the necessary plantings.

Roz also reminded owners that the keys to the pool house will no longer be hanging at the doors after March 15th due to safety and liability. She gave out keys to those who needed them and mentioned she has a supply if anyone contacts her.

Roz mentioned that a new bulletin board has been purchased and is awaiting being hung.

MEMBER AT LARGE - Sylvia Dunn reported that she is responsible for sending out cards for illnesses and deaths. She also makes sure that Mario and the accounting firm get gifts at Christmas time. She is also on the landscape committee.

MEMBER AT LARGE - Ernie Bartram said he works on a lot of small projects.

MEMBER AT LARGE - Rose Sbrocco had a contractor come in to inspect the cracks and other damages in several driveways. She sent the quotes to the Board.

PRRSIDENT - Bruce Peters mentioned that for 2023 we restored many things from the hurricane damage. Damaged or downed palm trees were removed and stumps ground. He is waiting for quotes to replace palms. For 2024 we will try to stay ahead of maintenance. He reported that John Malaker has bulbs for our new carriage lights and asked us to keep the lights on for safety. He also said they cost practically nothing to keep on.

REPORTS ON COMMITTEES – Social committee – from September to May we play Bunko on the first Monday of the month. We usually have 12 ladies to play. We try to do a pot luck monthly. We had a farewell to Margot and Jerry Carney in December. On sunny days many of us get together at the pool. Claudia Bachman organized a luncheon at FM Don's in February.

Gail Midlikowski reported on pool furniture. She and Diane Malaker went out to shop and will present their information at the next Board meeting.

UNFINISHED BUSINESS – there was no unfinished business.

NEW BUSINESS – Sherry Danko reported that on the vote to waive the more stringent financial reporting requirements, 16 voted in favor of waiving and 1 voted opposed. Vote carried,

She announced the election results. John Malaker received 21 votes, Roz Seale 20, Barb Mills-Schuschardt 11 and Gail Midlikowski 10. John and Roz were re-elected and Barb was elected for the open seat. These are two year positions.

OWNER COMMENTS –

Thanks were given to John Malaker for coordinating and taking care of us getting new carriage lights. Palm trees – need to take out one more and order more. Bruce was asked for an update on the pond and fountain – he said that the pump was not working, but the contractor had not located the pump or the well. He is working on it. He was also asked about the insurance and said he had a difficult time purchasing it, but hopes to have the coverage info by April 1st.

Sherry Danko was asked about sending checks for our dues and the voucher books. She said she would be sending an e-mail of explanation.

Meeting adjourned at 1:41 p.m.

Respectfully submitted, Roz Seale, Secretary

