

VILLAS OF KINGS CROSSING CONDO ASSN., INC.

ANNUAL MEETING – MINUTES – MARCH 6, 2026

The annual meeting of the Association was held this day at the pool house. The meeting was called to order at 1:00 p.m. by President, Bruce Peters. In attendance were Vice President Linda Stevens, Treasurer John Malaker, Secretary Roz Seale and Members at Large Ernie Bartram and Barb Mills-Schuchardt. Sherry Danko from Star Management was also in attendance.

CERTIFYING QUORUM – Sherry Danko noted that 24 units were either in person or by 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 posted on our bulletin board.

DISPOSAL OF UNAPPROVED MEMBERSHIP MINUTES – Roz Seale read the minutes of the last annual meeting on March 5, 2025. It was moved, seconded and approved.

REPORTS OF OFFICERS AND DIRECTORS

VICE PRESIDENT – Linda Stevens read her report on annual maintenance such as pest control, power washing, pond spraying and fire extinguishers. She said all was completed successfully. She thanked the building captains for help accessing units when the owners are away.

She also mentioned the issues with the pond grasses and weeds. The Government agency (SWFWMD) determines what we can do with/in our ponds. Our next required inspection is due by May 23rd. Our pond spraying company advised us to do nothing until the inspection.

Linda also mentioned that our website is kept up to date and runs smoothly thanks to our website manager.

TREASURER'S REPORT – John Malaker reported that as of December 2025 year end we had \$424,120 in assets. Expenses – we spent \$203,169 with a budget of \$201,806 which is only .7% over budget. He commented that it was amazing. As of January 1, 2026 assets were \$431,435. Expenses of \$16,658 (budgeted \$17,505). Budget for 2026 – landscaping, insurance and roofs – are 74% of the total budget. We are now projecting roofs at 15 years per the State requirements and do not expect to need more money.

SECRETARY – Roz Seale read her report regarding landscaping and newsletters. Landscape Committee (consisting of Roz, Rose Sbrocco, Gail Midlikowski, Sylvia Dunn, and Lee Tingley) will do their walk around and replace or supply plantings once rainy season starts. Roz again asked for any suggestions for the newsletter and mentioned it is posted on our website along with other Villa information.

MEMBERS AT LARGE –

Barbara Schhardt mentioned we are a well run HOA.

Ernie Bartram said not much to report as we are working on the ponds, etc.

Bruce Peters commented we worked to replace the fountain on the north pond and hope to have it back on soon, He noted that keeping up with the pool (repairs, issues) has been hard but we are managing to keep it open, We want to resolve the pond and fountain issues. Currently we cannot pump water due to the low water level. We will likely have to hire a company to clear the pond weeds after we receive the SWFWMD inspection report. He also noted we will be resealing the driveways in 2026 and have enough in the reserves.

He noted that we have formed a document committee as our Association documents are over 30 years old.

COMMITTEE REPORTS – Document Committee (Gail Midlikowski, Diane Malaker, Suzanne Roberts and John Malaker). Gail reported on how the documents got done originally. The Committee will be working with our attorney, Ernie Sturges, and it will take about a year. It will be reviewed by the Board when done and then the owners. Gail suggested owners read the current documents on our website. She also asked for owners to opt in electronically (which the Committee is working on) to keep expenses down by not having to print.

UNFINISHED BUSINESS – None

NEW BUSINESS – A vote was held (in person and via proxy) to rollover surplus funds (if any) into next year's finances to avoid a potential tax liability. It was passed unanimously.

ANNOUNCEMENT OF DIRECTORS – Linda, John, Roz, Barb, Ernie and Bruce.

There was a discussion of the tile around the pool deck which is in need of repair. John Malaker said the company he looked into wanted to do a huge job for a lot of money. He will get other quotes.

Bruce addressed some issues with the pool. The main pump which was bought in 2023, has a crack in the housing. He got the housing only replaced. He also said the leveling

device has always been a problem – which he is working on. And there was a problem with the pool heater.

OWNER'S COMMENTS –

A comment was made about the weeds on the ponds and maybe we could get the inspector out sooner. Linda said she would follow up.

An owner suggested that we perhaps could do the weed removal ourselves, but Barb mentioned it could wind up being a liability.

Another owner mentioned they noticed someone(s) were using their hoses. Bruce suggested they might want to put a lock on the faucet.

Hearing no other comments, the meeting was adjourned at 1:46 p.m.

Respectfully submitted, Roz Seale Secretary

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ORGANIZATIONAL MEETING

MARCH 6, 2026

An organizational meeting was held following the annual meeting for the purposes of electing the officers. The meeting was called to order at 1:50 p.m.

The following were nominated:

Bruce Peters for President

Linda Stevens for Vice President

John Malaker for Treasurer

Roz Seale for Secretary

Ernie Bartram and Barb Schuchardt for Members at Large

Nominations were seconded and all were approved.

Meeting adjourned at 1:55 p.m.

Respectfully submitted Roz Seale, Secretary

