

VILLAS OF KING'S CROSSING CONDO ASSN, INC.

BOARD OF DIRECTORS MEETING
OF NOVEMBER 25, 2022

A 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 11:00 a.m.

OWNER COMMENTS: Several owners were present. Susan Thackeray asked about damage inside our individual villas because of the roofs. Bruce commented (out of meeting order) that he broke the damages down into categories:

1. Roofs first;
2. Tin (including fascia);
3. Interior.
4. Coach lights.
5. Landscaping.

ROLL CALL: All Board members were present: Bruce Peters, President; Linda Stevens, Vice President; John Malaker, Treasurer; Roz Seale, Secretary; and members at large Sylvia Dunn and Ernie Bartram.

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 October 28, 2022 Board Meeting. Minutes were approved as read.

TREASURER's report – John mentioned the coach (carriage) lights as he was working on that project. The new lights will be about \$21,000. In addition to the lights, the Association will provide the initial bulbs for consistency. Bruce mentioned that there is an insurance clause that says items such as the lights need to be replaced in "pairs" so we can't leave some without replacing all. 74 lights will hopefully be replaced.

OFFICERS REPORTS:

No officer reports were given.

ORDER OF BUSINESS:

Bruce presented a summary of the bids from three roofing contractors. He has the complete bids if anyone wants to review.

Contractor Storm Master did not have good references. They are not local and that was a criteria. Suncastle - we have done business with them in the past. They did the roof on the duplex and have repaired some skylights. They are local, but were the highest bidder.

Galloway – they are local (in Englewood) and a large company. They were the lowest bidder. The skylights they are proposing meet the Miami/Dade code.

FURTHER OWNER COMMENTS:

Patrick McGing asked about the hurricane deductible for the roofs. Bruce responded that the deductible is 2% and the depreciation is 45% and we would be paying approximately \$570,000.

Bruce entertained a motion from Sylvia Dunn to accept the Galloway bid. Motion passed.

Next meeting scheduled for Friday, December 9th at 1:00 at the pool house.

Meeting was adjourned at 11:25 a.m,

Respectfully submitted Rosalyn S. Seale, Secretary.