

VILLAS OF KING'S CROSSING CONDO ASSN, INC.

BOARD OF DIRECTORS MEETING
OF JANUARY 21, 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: No owners present.

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

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 April 9, 2021 Board Meeting. Minutes were approved as read.

TREASURER's report – John Malaker noted that our monthly dues are going up by \$5 to \$380. Everything else looks ok.

OFFICERS REPORTS:

Linda Stevens – Pest control spraying going as scheduled quarterly. Lawn spraying every six months for fire ants and bugs. Website is up and running and doing well. Had 50 visitors to the site. Linda asked we give her a copy of any upcoming social events so she can have them posted. She also noted we had fire extinguisher checks this past year.

Roz Seale – Landscaping. 20 plants were added and have one more to purchase. Total cost for the plants was \$317.72 and about \$10 to \$15 additional for the one extra. Last year cost was \$287 for a few more plants, but the cost of the individual plants went up. Mario planted all and removed some dead shrubs around the villas. Newsletter – as usual, please send information,

Ernie Bartram – the well pumps are working properly. He hired a handyman fix some of the fascia boards and remove nails sticking out.

Jim Agnew – Bruce put the new cover on – works much better than the old one.

John Malaker – asked about purchasing additional deck chairs. This was tabled due to the high cost for each one.

Sylvia Dunn – noted that she sent Mario a check for the holidays and a basket of Edible Arrangements to Accurate Accounting.

Bruce Peters – noted that our tree guy had passed away. He got a bid from DeSoto Freedom Lawn Service – he mentioned that Mario does not have any lift equipment. They quoted \$30 a tree – we were

paying \$20, We trim twice, once each in December and June. We have 100 trees. If none of the other tree services he left messages for call back, he will try and negotiate with DeSoto to \$25. He also does irrigation work. Our old irrigation people almost doubled the price for half the service. Bruce wants to offer DeSoto \$25 each for the trees and see about working a deal with the irrigation. The Board authorized \$30 a tree. Roz found a list of the sprinkler heads and Ernie was going to look for a map (note – after this meeting, Ernie found the map).

A discussion was had on getting a new roof mitigation as the last one is old. They need to assure that the roofs are attached to the buildings properly and the condition of the roof. Bruce is looking into this.

Bruce mentioned a Board Leadership Seminar at the Convention Center and asked if anyone wanted to attend. Bruce said he would go and if anyone else wanted to attend, to let him know.

A question about whether we should be leaving the keys to the pool at each door. Bruce mentioned that we have liability whether people are inside or outside of pool area. The concerns would be how to let people in and out who need to do work in the pool area and the consensus was to keep the pool keys where they are.

ORDER OF BUSINESS:

Preparation for Annual Meeting on February 4th. Bruce will introduce Board members and Joan Greene. He mentioned that all officers should have something to say. Bruce will talk about some things that we have done over the past year and upcoming projects.

Adjournment – hearing no other comments, the meeting was adjourned at 1:58 p.m. Next meeting to be determined.

Respectfully submitted Rosalyn S. Seale, Secretary.