

VILLAS OF KING'S CROSSING CONDO ASSN., INC.
ANNUAL MEETING – MINUTES – February 4, 2022

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 Sylvia Dunn, Jim Agnew and Ernie Bartram. Also in attendance was Joan Greene from Accurate Accounting.

Bruce introduced the Board.

ROLL CALL AND CERTIFYING PROXIES – Joan read all of the presents and proxies – 26 owners present, 9 proxies. We have a quorum.

PROOF OF NOTICE – Bruce attested that the requirements of notification were met under Florida statute #718. Agenda was sent by mail from Accurate Accounting and posted on the Villa's bulletin board.

MINUTES – Roz read the minutes of the last Annual meeting. Approved as read.

REPORTS OF OFFICERS –

VICE PRESIDENT – Linda Stevens reported Interior pest control was performed on our scheduled quarterly basis with only a few call backs for ants and silverfish. Exterior spraying is performed on a six (6) week basis. Annual fire extinguisher inspection was completed in April needing to replace five (5) extinguishers. Annual power washing was completed in November with next service scheduled for November 21, 2022. NOTICES FOR ALL SERVICES ARE POSTED IN ADVANCE ON THE BULLETIN BOARD AND THE WEBSITE.

Our association website was established in March. It includes but not limited to governing docs, meeting minutes, notices and newsletters. Our website manager is very responsive to our updating requests. We have approximately 50 monthly visitors.

TREASURER – John Malaker reported that we are in excellent financial condition thanks to Joan Greene and Bruce Peters. He said a few words about how great this Association is compared to others. Assets as of 12/31/21 total \$410,000. A large amount of that is the \$296,000 in the roofing reserves. By 2024 (when the roofs are scheduled to be replaced) we should be in good shape for that. Painting reserves over \$31,000; paving over \$3,600, pool equipment over \$11,000. Per Joan, everyone should have a copy of the balance sheet within ten days. Report approved.

SECRETARY – Roz Seale reported on the landscape committee (Roz and Sylvia). About 25 new plantings were put in. The cost was less than the prior year due to not needing as many plants as the ones for the prior year are still doing well. She also mentioned the monthly newsletter and asked if anyone had anything to add as well as any changes to e-mail addresses, phone numbers, etc. to let her know.

SYLVIA – Sylvia Dunn reported that holiday gifts had been given to Mario (landscaper) and Accurate Accounting. She asked to let her know of any deaths or illnesses in the community so she can send out appropriate gifts or donations. She praised the Board for the work they do.

ERNIE – Ernie Bartram reported that we were having a little problem with the pool pumps. He is working on that. The well pump on the north pond was replaced.

JIM – Jim Agnew thanked Bruce for ordering and installing the pool cover. He mentioned that the new cover works much better than the old one. We got a newer refrigerator for the pool house at no cost. He asked the pool deck cleaners to replace chairs where they were – at the request of some pool goers. Howard's Pool Company is doing a good job.

BRUCE – Bruce Peters reported that 2021 was a very “unusual” year with a carry over of Covid concerns. He noted that we came through the hurricane season unscathed. Buildings C and D driveways were re-asphalted and the contractor held the quote from several years ago.

Goals for 2022 – we want to reseal all driveways to prevent from causing problems and to keep them up to date..

Rotted door frames – have identified six of them. Challenge was to find a person to replace just the bottom of the frames. He has a handyman who will start next week at a good price.

We want to stay ahead of maintenance issues. We have had some skylight leaks which are being repaired as they occur. When the roofs are replaced in 2024, we will replace the skylights with glass ones. He mentioned about keeping the carriage lights at our garage doors on for safety and insurance reasons.

He also mentioned that there was some “personalization” outside some Villas. When the Board did the walkaround in January to identify landscaping, asphalt and roof issues, there were some outdoor decorations that do not comply with our bylaws. We need to keep a uniform appearance.

NO OTHER UNFINISHED BUSINESS.

NEW BUSINESS –

Bruce announced the Directors for 2022

2022 BUDGET -

Bruce reported that the dues were going up by \$5 a month to \$380 starting March 1, 2022. He mentioned our liability insurance went up by \$3,500. He did reduce funding for pool and paving and increased the roof reserve. He called for a motion to approve the 2022 budget. Moved by Bob Callahan and seconded by Richard Gouviea. All proxies had voted yes. Motion approved.

OPEN DISCUSSION –

Jerry Carney asked if we could have the Association pay for (and require) dryer vent inspections/ cleanings. Bruce said he would put it on the next Board meeting agenda.

Bruce mentioned the palm trees. The person trimming the trees has passed away so he is getting quotes. First bid was \$30 a tree (we have been paying \$20). Bruce negotiated to \$25 a tree. Once he finalizes the cost, he will hand it over to someone else to oversee. Bob Luther mentioned the manganese needs to be done. John Malaker mentioned the mulch. We will review that at a Board meeting as to how much mulch and when it will be done. We have \$3400 in the budget.

Fran Tobin mentioned that some of the shrubs were overgrown and we need to remind Mario.

Sherry Whittaker asked about the gates on the courtyard that some owners have installed. Bruce mentioned they are the responsibility of each owner and he would get a name of someone to paint.

No other questions from the owners.

ADJOURNMENT – Being no other business the annual meeting was adjourned at 1:57 p.m.

A short meeting was held after adjournment to review the nominations of the Officers. Approved by all.
Meeting adjourned at 2:05 p.m.

Respectfully submitted by Roz Seale, Secretary