

VILLAS OF KING'S CROSSING CONDO ASSN, INC.

**BOARD OF DIRECTORS MEETING
FRIDAY, MAY 9, 2025**

A meeting of the Board was held this day at the pool house. The meeting was called to order by President Bruce Peters at 1:00 p.m. A quorum was established.

PROOF OF MEETING NOTICE: Bruce Peters certified legal requirements were met per State statute 718 and notification was posted at least 48 hours before the meeting.

ROLL CALL: Board members in attendance were Bruce Peters, President; Linda Stevens, Vice President; John Malaker, Treasurer; Roz Seale, Secretary., Barbara Mills Schuchardt and Ernie Bartram Members at Large.

MINUTES: Minutes of the December 27, 2024 Bord of Directors meeting were read and approved with the exception that Ernie Bartram was left off the roll call in error.

TREASURER'S REPORT: Joh reported that we have \$380,000 in assets up from \$366,000 in January. It was discussed that we will review and discuss villa exterior painting at the next Board meeting. It was also mentioned that we will discuss redoing the Association documents. One person will be in charge and we will need to get our attorney involved. Will discuss if reserves are needed at the next budget meeting.

Bruce discussed the financials – the system can't adjust for seasonality so it looks like we are over budget on some items. Reserves will work out by the end of the year. Treasurers report was approved.

OWNER COMMENTS ON AGENDA ITEMS – No owners were present so no comments on agenda items.

NEW BUSINESS – landscaping – Roz read the committee's report. About 35 plantings were put in and some removed for a cost of \$607.79 not including Mario's cost for planting and removal. Mario will remove shrubs on the side of the pond by Bruce's unit. Will replace with new shrubs.

Linda asked when the manganese will be put down for the palm trees. Bruce will call and have Mario do it.

NO OLD BUSIINESS.

OWNER COMMENTS ON NON AGENDA ITEMS:

Roz spoke for Sylvia Dunn regarding the driveway repairs. They did not do a good job on her driveway or Suzanne Roberts. There were others who agreed the job was not done well. Bruce said they possibly would have to be redone and would table this as old business and try and rectify it this year.

Roz mentioned that we should let our owners know who is responsible for the various things that are done (pool, trees, power washing, exterminator, etc.). Barb mentioned that other associations post a list so people will know who to contact. We don't want them contacting the vendors. Bruce asked Roz to make up a list and we would discuss with the Board.

NEXT BOARD MEETING: TBD as needed.

Meeting adjourned at 1:20 p.m.

Respectfully submitted, Rosalyn S. Seale, Secretary