

VILLAS OF KINGS CROSSING CONDO ASSN., INC.

ANNUAL MEETING – MINUTES – MARCH 7, 2025

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, Sylvia Dunn and Barb Mills-Schuchardt. Sherry Danko from Star Management was also in attendance.

CERTIFYING QUORUM – Sherry Danko noted that 20 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 1, 2024. It was moved, seconded and approved.

REPORTS OF OFFICERS AND DIRECTORS

VICE PRESIDENT – Linda reported that all the services were provided through our monthly maintenance fees (i.e. quarterly interior pest control, yearly fire extinguisher inspection, power washing and pond grass spraying) were completed successfully. And she gave a thank you to all the building captains for their much appreciated help in accessing all the units when necessary.

She reported that our website is running smoothly. The yearly Garbage Collection Schedule in the general information area has been updated to a PDF so it can be printed from there.

TREASURER'S REPORT – John read the report. He gave an overview of the numbers – As of 1/31/2025 there were \$378,999 in assets; liabilities \$10,525; equity \$368,473. We are in good financial shape. One item from the 2024 budget – we were only off by ½ % from actual and praised Bruce for being able to get us there. Monthly dues were raised in 2024 from \$425 to \$495. No increase for 2025. He noted that the lawn and grounds, insurance and roof made up ¾ of our monthly dues to explain where the money goes. We have a rainy day fund (emergency) that will not be used for petty stuff. John also noted that anyone who wanted a detailed financial report should contact him.

SECRETARY – Roz reported that the landscape committee (Gail Midlikowski, Sylvia Dunn, Rose Sbrocco and Roz) had overgrown shrubs at the sign island removed and replaced. New plantings were put in and most are doing well, however, a few had to be

replace a couple of weeks ago. The committee is aware that there are some plants that need removal and replacement around some units. She asked the owners to let us know and we'll make sure they are taken care of

Plants and the blackened, broken cement around several circles were removed and replaced. She noted to keep in mind we do not replace with fully grown plants as 1) it's too expensive and 2) they would be overgrown too soon, It had been voted on and approved that the river rock around those units who have that rather than bark mulch would be replenished on a one time basis which was done.

Pool area – thanks to Suzanne and Gerald Roberts for cleaning the area where we keep our pool “toys” and floats. Also thanks to Suzanne and Gerald for putting the holiday decorations on our sign. We now are set for future decorations. And thanks to Gail for providing us with beautiful seasonal wreaths.

Roz said she was working on an updated address and vendor list and reminded people that she needs to know your birthdays and anniversaries in order to make note in the newsletter.

MEMBERS AT LARGE –

SYLVIA – said she sends cards out to people on special occasions along with holiday gifts to Mario, etc. She also noted that she was resigning from the Board.

BARB – wanted to mention that she is impressed with what we all do.

ERNIE – noted he finally got the pond fountain running and he helps out wherever needed.

BRUCE – 2024 was an outstanding year for owner involvement. He thanked all who volunteered. He mentioned that the landscaping was restored and we found the south pond well. That saved about \$10,000. And the fountain was replaced. Cosmetic issues – the Board will be addressing whether we want to just power wash or power wash and move up our painting schedule. He noted it's challenging to keep up with maintenance issues.

SOCIAL COMMITTEE – Roz mentioned the upcoming pot luck get together.

UNFINISHED BUSINESS – None

NEW BUSINESS – Bruce noted that we had waived the stringent State requirements on financial reporting, It was voted on and waived by a 19 yes to 1 no vote. Next year we will have to comply with an approximate cost of \$1200.

ANNOUNCEMENT OF DIRECTORS – Linda, John, Roz, Barb, Ernie and Bruce. Going forward we would like to appoint another person. The Board will discuss.

OWNER COMMENTS – One owner asked why we need so much in roof reserves as the roofs are only two years old. Bruce said it was to comply with State law. He mentioned that the State does not require taking inflation into account, but we calculate it at 3.5%.

Suzanne thanked John for taking care of the new pool cover to be installed on Sunday, Bruce for keeping our finances in order and Roz for the landscaping.

Hearing no other comments, the meeting was adjourned at 1:30 p.m.

Respectfully submitted, Roz Seale Secretary