

VILLAS OF KING'S CROSSING CONDO ASSN, INC.

BOARD OF DIRECTORS MEETING

FRIDAY, DECEMBER 27, 2024

A meeting of the Board was held this day at the pool house. The meeting was called to order by President Bruce Peters at 1:05 p.m. A quorum was established.

ROLL CALL: Board members in attendance were Bruce Peters, President; Linda Stevens, Vice President; Roz Seale, Secretary., Barbara Mills Schuchardt and Sylvia Dunn Members at Large. Absent was John Malaker, Treasurer. Owners in attendance Suzanne and Gerald Roberts.

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.

MINUTES: Reading of the minutes of the December 4, 2024 Bord of Directors meeting were waived.

TREASURER'S REPORT: Reading of the Treasurer's report was waived.

Owner comments on Agenda items – Suzanne and Gerald Roberts report on the south pond fountain will be presented under New Business. No other owners present.

New Business Options presented (see attached report).

Electrician Tyner wants \$2,000 to raise the electrical box for safety. He quoted on a timer to install at pool house wall. The consensus from the Board was to put the timer there as we have the existing timer there. Ernie Bartram commented that the electric we have running out now will work on a ¾ hp motor. He suggested the ¾ hp rather than a 1 hp.,

Option 2 was recommended – Bruce stated that both companies have the same reputation, but recommended Sunwest as they have worked for us for a long time. Sylvia moved to allow \$7500 in case of unknown extras. Money will come from the Hurricane Ian account (#5070). Seconded by Linda. Suzanne asked who would do maintenance. If extra, Sunwest might be better as the screens will need to be checked. Sunwest will include inspecting screens if they install the fountain.

Suzanne read from the quote that there will be a 1 year warranty on the fountain motor, plumbing and steel 3 years (Sunwest). It was agreed that Tyner will do the electric. All present Board members approved the motion.

There being no other owner comments or new business, the meeting was adjourned at 1:20 p.m.

NEXT BOARD MEETING; TBD as needed.

Respectfully submitted, Rosalyn S. Seale, Secretary

Fountain has not worked for over a year. Bruce did trouble shooting and thought it was the motor. Bought a new motor for \$1,200 and still did not work. They thought the pipe was plugged and hired maintenance people with a boat to snag the line after several hours there was no luck in grabbing it.

Option 1 - Repair Old/Existing Fountain

- A. Cut the pipe and with a rented compressor try and blow the line out
- B. Cut the pipe and put a new pipe to the unit

The problem with Option 1 is we can't identify which of the three pipes to cut. (one of the pipes is for our irrigation system and if we cut that by accident we will have other issues). In addition, to silt being in the pipe there may be silt build up in the fountain itself which may have caused the first pump to burn out. Even if we could find the right pipe we would be repairing an over 20 year old fountain. Lastly, neither of the pond maintenance people want to repair this fountain because it is a pool fountain design and is very old. Therefore, Option 1 A or B is NOT a viable option.

Option 2 - Purchase a new enclosed fountain.

- A. Quote #080382 from **Sunwest Waterway Management** (Gil and Charis Wilson, our current pond maintenance company) a Lake Fountains **1 HP** fountain unit with control panel with a timer, 230V – 3 Tier with 150ft cable, old fountain removal for **\$5,400**. They would do quarterly maintenance if they install unit. **A ¾ HP is \$100 less or \$5,300** because the cable is expensive.
- B. Quote from **FloridAquatic Lake Management** (Tim and Melody Farell) a Kasco Fountain **1 HP**, control panel with timer, 150' cord, conduit & trenching, old fountain removal for **\$5,589.12** or **a ¾ HP for \$630 less or \$4,959.12**(Their recommendation is ¾ for our size pond). Note: they want the post where the 240 wiring to be 6 feet high in case of flooding. That is not in Tyner Electric quote. They recommend every 3 months maintenance.
- C. Quote from **FloridAquatic Lake Management** for **maintenance of both ponds** in the amount of **\$3,600** for 12 months. We thought it would be good to get a quote to compare to what we pay now.

Note: Both require the electrical work for 220/230volts at the water's edge. Luckily we have wiring there that can be easily converted. **Tyner Electric gave us a quote in the amount of \$1,740** for 2 junction boxes, wire and install timeclock and new circuit. Tyner recommends we leave pedestal as is because it would cost an extra **\$2K to raise the pedestal**, a trench with a conduit would have to be dug. They can adjust the price with no timer.

In summary,

We would recommend Option 2 to install a new fountain. Both companies are basically the same for reputation, family owned businesses, installation, warranty and maintenance. There is a slight price difference in the 1hp if we go with Sunwest it is \$189 cheaper and if we go with FloridAquatic ¾ hp it would be \$630 cheaper.

Total cost:

Sunwest Waterway Management Fountain - \$7,140 1hp(\$5,400+\$1,740)

FloridAquatic Lake Management - \$7,329 1hp (\$5,589.12+\$1,740) or

FloridAquatic Lake Management - \$6,699.12 3/4hp (\$4,959.12+\$1,740) \$630 savings

Best, Gerald and Suzanne Roberts