

VILLAS OF KING'S CROSSING CONDO ASSN, INC.

BOARD OF DIRECTORS MEETING

JANUARY 15, 2026

A meeting of the Board was held this day at the pool house. The meeting was called to order at 1:02 p.m. by President Bruce Peters. He established that we had a quorum.

PROOF OF MEETING NOTICE: Bruce certified legal requirements were met per State Statute 718 and notification was posted at least 48 hours before the meeting. In attendance were Bruce Peters, President; Linda Stevens, Vice President; John Malaker, Treasurer; Rosalyn Seale, Secretary; Barbara Mills Schuchardt and Ernie Bartram, Members at Large.

MINUTES: Minutes of the 11/21/2025 Board meeting and the 12/22/2025 Budget meeting had been read and approved at the Budget meeting.

TREASURER'S REPORT: As of 11/30/2025, John reported that we are doing well. Total liability and equity \$419,888 up from \$418,588 on 9/30/2025. Operating amounts include \$146,202 from the lan reserves and \$172,386 from the reserve accounts. Expenses of \$185,305 for 11 months are only \$316 above budget. John mentioned that anyone who needed copies of reports or additional information could call him. Motion was made to approve the report by Linda Stevens and seconded by Ernie Bartram. Report approved.

OWNERS COMMENTS ON AGENDA ITEMS: There were two owners present and no comments were made.

NEW BUSINESS:

Bruce discussed Condo document updating. He mentioned that the original documents were written in 1993. He asked for a motion to fund the revising of the documents. Linda motioned that we form a committee with a budget not to exceed \$15,000 (mostly for attorney fees) with money to come from the lan account. Linda also moved to appoint Gail Midlikowski to chair and select a committee. Motion was made by Barbara and seconded by Roz. Approved.

John read a request from an owner for the Association to replace her bark mulch with stone. An explanation of why was include in the request along with cost involved. Bruce asked for a motion to reimburse for the stone. No motion was made. Linda then made a motion to consider it so discussion could be held. John seconded it. After discussion, no motion was made to approve. All Board members opposed. Bruce mentioned that per Statute 718, this would have to benefit all owners.

OLD BUSINESS:

Pond weed control - Linda reported that she was in contact with the contractor (he is our regular pond sprayer). He will be here on Tuesday the 20<sup>th</sup> to deal with the south retention pond.

She also reported that on the north and south ponds we are required to do an inspection by May 23, 2026 (then every 5 years). She was able to get a copy of the original permit number from SWFTMD and will give to the two contractors she contacted for the weeds on those two ponds. She suggested we use a local company.

OWNER COMMENTS ON NON AGENDA ITEMS:

None

Meeting adjourned at 1:28 p.m.

Respectfully submitted, Rosalyn S. Seale, Secretary