

VILLAS OF KING'S CROSSING CONDO ASSN, INC.

BOARD OF DIRECTORS MEETING
OF MARCH 22, 2024

A meeting of the Board was held this day at Bruce Peter's house due to the weather. The meeting was called to order by President Bruce Peters at 1:40 p.m.

It was established that we have a Board quorum.

ROLL CALL: Board members in attendance were Bruce Peters, President; Linda Stevens, Vice President; John Malaker, Treasurer; Roz Seale, Secretary; Barbara Mills-Schuchardt, Member at Large. Absent were Rose Sbrocco and Sylvia Dunn, Members at Large.

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: Roz Seale read the minutes of the February 9, 2024 Board meeting. Minutes were approved as read.

TREASURER'S REPORT: John Malaker reported that we have total assets of \$369,954.33; liabilities of \$16,825.71 and reserves of \$353,128.62 which together equal the assets. Roz commented on the financials that under the new accounting company show people delinquent on dues. We can't really delete that section of the financials due to transparency. Barbara moved to approve the Treasurer's report, Roz seconded. Report approved.

There were no comments from Owners on Agenda items.

NEW BUSINESS;

- A. Concrete drive report. As Rose was absent, we did not have a report on this. Rose did get a quote from one contractor for \$33,000 with no itemization per unit. None of the Board Members wanted to go with this. Bruce gave Rose the name of another contractor. Her report was tabled to the next meeting.
- B. Replenishing landscape stones. Some owners originally put in stones instead of bark mulch and paid for it themselves. The Association has never replenished them. Roz made a motion to look into the cost to do this. Barbara seconded the motion. Barbara is going to get quotes. This agenda item was tabled to the next meeting.

OLD BUSINESS:

- A. Pool furniture –Gail brought pictures of the 8 foot tables and discussed buying 14 ½" lounges along with the straight back chairs for the dining area. She got quotes from Leder's Furniture as well as checking out Home Depot for the tables. She proposed 12 lounges; 12 dining area chairs (due to high cost for all 30) and 2 tables for a total of \$5,150.

Bruce suggested we order the 12 lounges and 28 to 30 chairs and 2 folding tables for a cost of \$8,260. Roz moved to approve the purchase. Seconded by Linda. Motion approved. Gail will order them.

- B. Landscape report – Roz reported on the walk around. We may need 50 new plants around the units plus removal of the dead ones and redoing the area around the Villas sign. Roz is getting quotes on the work. Bruce proposed a budget of \$10,000 for everything. Moved by Linda, seconded by John. Motion passed.
- C. Tree replacements – Bruce said we needed to add seven 15 foot Queen palms to replace those destroyed by the hurricane. He got a quote for \$350 each. John moved to approve, Roz seconded. Linda said there were three more trees to replace (total of 10). John amended his motion to \$3500. Seconded and approved.

OWNER COMMENTS ON NON-AGENDA ITEMS.

Barbara mentioned that she had gone to a meeting of the Alliance. There will be two other meetings on Wednesday, March 27th and Thursday, March 28th for the Kings Highway roadway capacity project. She planned to post the flyer at the mailboxes and Roz will send an email to all owners.

NEXT BOARD MEETING; TBD

Meeting was adjourned at 2:47 p.m.

Respectfully submitted, Rosalyn S. Seale, Secretary