

DATE: 11/24/2023

RE: Highlights of the October MASTER BOARD OF DIRECTORS MEETING

I also attended the workshop, immediately following the board meeting.

Respectfully submitted: Rosalie Howell, VP Wellington HOA

**1. FINANCIALS: OCTOBER 31, 2023**

**A. HOA-Operating Budget**

Ran favorable for October \$20640 and unfavorable \$12052 YTD

**B. Clubhouse Operating Budget**

Ran unfavorable for October \$621 and unfavorable \$52320 YTD

**C. Expenditures Voted on and Approved by the Board**

- a. Affordable Lock & Security Solutions \$4810.9 for camera system repair/replacement of parts & enhancements & approved up to \$10,000 if additional equipment is needed.

**2. PROPOSED AMENDMENT**

**A. Drinks in/by pool (wet zone-4 ft from pool edge)**

Fine assessed was \$500 for 1st offense-This was considered excessive and proposed fine \$50.00. Also, 2 people were assessed the \$500 fine and they will be charged the new fine of \$50.00 and reimbursed \$450.00. VOTE PASSED

**B. Statute-FLa. Admin. Code R. 64E-9.004 (Change-for public pools in the state)**

**4. Food, beverages, glass containers, and animals are regulated as follows:**

- a. Food and beverages are prohibited in the pool and on the wet deck area EXCEPT (and this is the new change): Commercially bottled water in plastic bottles is allowed on the pool wet deck for pool patron hydration.

\*This will be placed on the agenda for December for more discussion and vote in December or January.

**3. Kings Ridge DOES NOT participate in any social media including NEXT DOOR.**

This was a lengthy conversation and a rebuttal by a member of the Master Board.

These are some of the negative rumors discussed and how they affect all of us:

1. They can make our community less desirable to new buyers, since it gives us a black eye.
2. They can contribute to lower home values/prices in Kings Ridge.
3. They have caused some vendors not to bid on work done in our communities

Rumors discussed:

1. Board not doing their job. Do not require bids. This is not true and examples provided were:
  - a. 7 Bids were obtained and reviewed for the massive roof repair
  - b. Front Gate attendants contract-3 bids obtained and discussed
  - c. Lawn care Contract-5 bids were obtained and the top 3 made presentations at a Master Board Meeting before voting.
2. CPA Audits & Financial Reviews not being done. These are required by Fla.Statute 720 and are definitely done and reviewed thoroughly. The Kings Ridge Community Association has done reviews and audits yearly since

2005 when Lennar turned the community over to homeowners. The same has been done for the clubhouse financials since residents purchased it in 2008. A yearly review is done for residents and all are encouraged to attend this meeting. Budgets are also reviewed and presented to residents at both a Master Board meeting and also distributed to homeowners.

Residents are encouraged to come to meetings and ask questions. The budgets and financials are reviewed at every month's board meeting.

If you have questions or concerns, please come to a Master Board meeting to discuss. You can also bring this to my attention at our Wellington monthly meeting. If I don't know the answer, I will find the answer.

I am NOT on Next Door, nor do I want to be, so the comments above are my understanding of the situation.

3. My personal comments (and probably the only time I will do this):

I was in customer service for many years and it was always said that an unhappy customer tells 10 customers, and that person tells 10 more, and on and on.

Happy customers are "just happy," and rarely tell anyone, unless asked.

Please help me be part of the solution, not part of the problem.

In closing, I hope you all have a wonderful holiday season!