

KINGSLAND COUNTRY PROPERTY OWNERS ASSOCIATION, INC.

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BOARD OF DIRECTORS MEETING JANUARY 8, 2019

Order of Business

1. Call Meeting to Order
2. Roll Call for Quorum
3. Call for Motion to accept Reyna Salabarría, a homeowner in good standing, to the Board of Directors.
4. Call for Motion to remove Carlos Regueiro from the Board of Directors because he now resides in Miami.
5. Call for Motion to accept Official Minutes of December 18, 2018 Board meeting.
6. Call for Motion to accept the Financial Statements January 1 through December 31, 2018. Please note these are FY '18 Year End Reports. Some significant **2018 (last year)** numbers:
 - a) Estoppel fees income = \$38,197
 - b) Area Lights = \$34,900
 - c) Net Income = \$17,358 (more income than expenses)
 - d) Only 85 accounts that did not pay \$55 dues
 - e) \$51,260 in checking account
 - f) \$130,861 in money market account
7. FOR YOUR DISCUSSION, DETERMINATION & FINAL DECISION:
Request by Barbara Cizmar, 11388 SW 58 Circle (PID 3505-001-085), to replace the back section of her chain link fence with a 6 ft. privacy fence. Survey attached.
8. FOR YOUR DISCUSSION, DETERMINATION & FINAL DECISION:
Request by Maria Pereira, 22127 26th Avenue East, Bradenton to build a new home on an unimproved lot on SW 53rd Ave. House is 3,375 sq. ft. under air. M.C. Bldg. Permit applied for. Owner -Builder. Docs attached.
9. FOR YOUR DISCUSSION regarding the traffic improvement request to Marion County regarding the entrance at the end of SW 62 Ave. Rd. at Oak Run to the newly developing Forest Glenn subdivision:
On January 2nd, Chris Zigler, M.C. Roads, said that he will check it out in the next 2 weeks and the County will have an answer in about 4 weeks.
10. FOR YOUR CONTINUED DISCUSSION:
Verbal response from Ted Wolford, MP Village +55 HOA regarding area lights in +55:
 - a) If KCPOA pays for lights in Marco Polo Village II, then should pay for MP +55 lights

- b) Please don't stop paying for the lights on February 1st because the next +55 HOA Board meeting is on January 18th and they need to figure out what to do and then come talk to you at your February 5th Board meeting.
- c) +55 HOA income is \$150 X 130 parcels = \$19,500 per year. Don't know what the expenses are.

11. FOR YOUR DISCUSSION:

According to M.C. Bldg. Dept., a new sign on SW 65 Ave. Rd. at the new Forest Glenn area will require permission from the property owner because it CANNOT be installed anywhere in the County's 7 ft. easement. The parcel 3505-001-001 is currently owned by Kingsland Land Partners, d/b/a Highland Homes and has HH's model home on it. If permission is secured, it's really easy to get the permit.

12. FOR YOUR DISCUSSION CONTINUED DISCUSSION:

New area lights in Forest Glenn

13. SUZANNE - SECRETARY OF THE BOARD:

Section 720.3033(1)(a), Fla. Stat. (Supp. 2018), requires a newly elected or appointed HOA director to certify, within 90 days, in writing to the secretary of the association that he or she has read the governing documents and will uphold them to the best of his or her ability.

- a) Certify Deanna Smith
- b) Certify Suzanne Seitz (I prepared this for Barbara Cizmar many times, but she wasn't at the meetings.
- c) Certify Rayna Salabarria

14. FYI: USPS stamps are going up to 55 cents on 01/27/19 from the current 50 cents. Forever stamps at 50 cents can still be purchased and are good "forever" so I'll purchase 1,500 stamps now - approximately 300 in March for late fee notices and approximately 1,100 for next December's 2020 invoice mailout. Total cost = \$750

15. FYI: the IRS Mileage Reimbursement rate for 2019 is 58 cents per mile, up from 54.5 cents/mile