

**KINGSLAND COUNTRY PROPERTY OWNERS ASSOCIATION, INC.**

7500 SW 61 Avenue  
Suite 300  
Ocala, FL 34476

352.854.8666  
[kingslandcountrypoa@gmail.com](mailto:kingslandcountrypoa@gmail.com)  
[www.kingslandcountrypoa.com](http://www.kingslandcountrypoa.com)

**BOARD OF DIRECTORS MEETING SEPTEMBER 8, 2020**

1. Call Meeting to Order.
2. Roll Call for Quorum.
3. Call for Motion by Board Secretary to accept the Official Minutes of the August 11, 2020 Board meeting.
4. Call for Motion by the Board Treasurer to accept the Financial Statements Jan. 1 – August 31, 2020.
5. FOR YOUR DISCUSSION, DETERMINATION AND FINAL DECISION:  
Request by owner of Parcel ID 3505-013-012, SW 115 Loop, to build a 2,914 sq. ft. under air Triple Crown Home. Drawings attached. Just got lender approval. No M.C. Bldg. Permit yet.
6. FOR YOUR DISCUSSION, DETERMINATION AND FINAL DECISION:  
Request by owner of Parcel ID 3505-008-032, SW 117 Street Road, for a 6-foot white vinyl privacy fence on 3 sides of the property installed on the property line with one double gate, attached.
7. FOR YOUR DISCUSSION, DETERMINATION AND FINAL DECISION:  
Request by owner of Parcel ID 3505-010-051, SW 116 Place, for a 4-foot black coated chain link perimeter fence with two 5-foot gates, attached.
8. FOR YOUR DISCUSSION, DETERMINATION AND FINAL DECISION:  
Bertram Lovelace, BCLB Holding Company, wants the Board to remove the \$1,000 fine for using his 18-acre parcel for a dumping ground. He signed the certified mail receipt for the Notice of Imposition of Fine on Feb. 12<sup>th</sup> but failed to request a hearing within the 14 days allowed. Said he couldn't burn because he couldn't get a burn permit from the city. Also, he wants to talk to the Board.
9. MSTU AREA LIGHTS UPDATE FROM SHAWN:
  - On September 9th, the BOCC will vote on re-establishing the \$100 MSTU roads assessment. Shawn said it might be good for someone to be there, but not necessary
  - He's in the process of creating the boundary map that excludes MP Village I and MP Village II and which establishes by lot and block the exact homeowners that will be assessed the \$35 for lights
  - Issue for KCPOA: he can't really create the boundary excluding MP Village II while we are still paying for 5 lights in there. He "can't" suggest this, but we need to stop paying for those 5 lights.

- He'll try to get the MSTU Area lights continuance back on the BOCC agenda before the end of 2020.
- He's going to have to publish legal notices in the newspaper but doesn't have to send another letter to the homeowners.
- Last time he took money out of the MSTU roads funds to pay for the legal noticing and mailing costs for area lights ordinance, but he doesn't want to do that again because of MP Villages I & II. We'll have to pay for this expense from KCPOA's operating budget as a cost of doing business.

10. FOR YOUR DISCUSSION, DETERMINATION AND FINAL DECISION:  
 Motion to discontinue paying for the 5 area lights in Marco Polo Village II HOA based on its opting out of the Area Lights MSTU program. Specific Area Lights are Nos. 159532, 171300, 171289, 165907 & 171296.

**2021 BUDGET & MEETING DATES**

11. FOR YOUR DISCUSSION, DETERMINATION & FINAL DECISION:

Suggested 2021 Board Meeting Dates on the second Tuesday of the months:

January 12	July 13
February 9	August 10
March 9	September 14
April 13	October 12
May 11	November 9
June 8	December 14

12. FOR YOUR DISCUSSION, DETERMINATION & FINAL DECISION:

Suggested 2021 General Homeowners Meeting dates on the third Tuesday of the 3 months. All dates chosen are pending confirmation from the Queen of Peace that the meeting space is available:

March 16 – Annual Meeting
November 16

13. FOR YOUR DISCUSSION, DETERMINATION & FINAL DECISION:  
 Determine the amount of 2021 annual assessment

14. FOR YOUR DISCUSSION, DETERMINATION & FINAL DECISION:  
 Determine the 2021 Operating Budget, attached. Please fill in the line item amounts.