

**KINGS POINTE HOMEOWNERS' ASSOCIATION INC.**  
**MINUTES OF MEMBERSHIP MEETING**  
**January 13, 2025**

Tom Stallings, President, opened the meeting at 7:00 PM. Michael McCraney led the membership in reciting the Pledge of Allegiance. The following Board members were present:

Tom Stallings	President
Bill Young	1st Vice President
Michael McCraney	2 <sup>nd</sup> Vice President
Jo Antrim	Secretary
Wanda Atkins	Treasurer
Carl Sandlin	Director
LaDonna Collett	Director (Excused)
Jack Smith	Director
Roxanne Groover	Director

**SECRETARY'S REPORT:** Jo Antrim read the minutes of the December 9, 2024 meeting. There were not corrections. The minutes were accepted as read.

**TREASURER'S REPORT:** Wanda Atkins read the December financial report. The report was accepted as read.

**ANNOUNCEMENTS FROM THE PRESIDENT:**

Tom introduced the two new board members, Roxanne Groover and Carl Sandlin.

There will be a Valentine's Day Party, a balloon arch with an offer to take, print, and frame your pictures. The cost of the dance will be \$10.00. The cost of the framed 5x7 or 8x10 will be \$5.00.

Last Monday, at our board meeting, we met with Sun Communities Regional Vice President, Jessica Lanahan, Divisional Vice President, Brandon George, and Cindy, our park manager. They will be looking at and revamping the rules and regulations for the park. There is concern about cars sitting in driveways and other things. They will meet back with us when their changes are complete.

**OLD BUSINESS:**

The trash pick up will start the beginning of April. All accounts with Republic should be canceled before Trash Taxi begins picking up beginning April 1<sup>st</sup>. We assume, but do not know for sure yet, if the pickup will be on the same day as it has been.

Snowbirds are concerned that they will be paying regardless of whether they are here or not. The \$17.00 will be tacked on to the monthly rent year round, so everyone, including snowbirds, will pay year round.

If there is a rent increase, there would not be a trash bill increase.

There is also no recycling. Yard waste must be put in paper bags and not plastic. Large paper bags can be bought at Lowes or Home Depot.

Some residents feel they will be paying a lot more with having to buy paper bags. A question was asked if a second personal trash can be added for pickup. Tom did not believe that was possible.

Trash Taxi is buying Republic's trash cans.

There has been an issue with underage people driving golf carts. A person has to be a licensed driver according to the law.

**NEW BUSINESS:**

Sun will also be starting their 4 sided inspections in the next few weeks. Make sure your gutters are clean, and your flower beds are weeded, house is power washed and carports are cleared off.

A question was asked as to what can be on your carport. Look at your prospectives. Sun will also be updating the prospectives for the park as well.

### **ITEMS FROM THE FLOOR:**

Activities -Eileen Freund reported for events offered in January, February & March.

Sunshine Committee report – Jo read the report in LaDonna's absence.

Newspaper -Jo spoke about the deadlines for the Newsletter

FMO & Directory – Bill LaBlanc

Bill reported that the directory will be here this week or next. He stated that two new ads.were added this year. He collected \$750.00 in ads. A former FMO officer spoke at the meeting he attended. There was a tangible attachment tax which applies to your carport, lanai, shed and air conditioner. It was a tax everyone paid. In 2008 the FMO lobbied and got a \$25,000 exemption that was applied to mobile home owners. They also got a 7% sales tax which was attached to your rent payment, removed for mobile home parks. The FMO does do a lot for us. They used to have 100,000 members, and today they only have 10,000. Bill has forms if you want to join the FMO. The cost is \$30.00 a year or \$75.00 for three years. He also has directory forms for next year's directory if you were not here to be put in the new directory coming out for 2025.

Michael reminded everyone about the Veteran's Dinner. He has collected over \$800.00 in door prizes. The Veteran's Memorial will have some changes made. The memorial was donated to the Vet's and the property belongs to them. Michael met with Sun Officials to make sure it was appropriate for them to put in a new walkway. Any support or ideas from the community is welcome.

Cathy Gangloff thanked everyone for the cookies donated. The Veteran's donated \$200.00 for the postage. The community donated 25 tins of cookies with in a ten day period. She volunteered to do this again next year. The American Legion will be the host for Quilts for Valor on the 24<sup>th</sup> of January at 2:00 PM. If you are not a member, ring the bell and tell them Fred Wilson said it was okay. Cathy and Wanda Atkins can also sponsor you to get in.

### **OLD BUSINESS/UNFINISHED BUSINESS:**

Fedex and UPS drivers are going too fast through the park. It was suggested you tell them to slow down, or to use your phone to take a picture of the license plate and a truck number, and turn that information in to those companies. They can be stopped from coming into the park.

It was brought up that there is too much gossip. Please fact check before you say something that was told to you. A lot of people are getting hurt and the community appears to be divided. Others have said that this has been going on for at least the past 2 years. We need to reunite and come together as a community. People should not be able to post unanimously. Sun Communities does monitor the Kings Pointe Facebook page.

**BENEDICTION:** President Tom Stallings offered the benediction before adjournment.

The meeting adjourned at 7:43 PM

Secretary  
Jo Antrim