



Kingsmill Homeowners Association

P.O. Box 361834 ♦ Melbourne, Florida 32936

www.kingsmill-hoa.com

Minutes of the Community HOA Meeting October 18, 2011

Call to order:

A Community HOA meeting was called to order by Vice- President, Nelly Slaughter at 7:02 p.m.

Board Members present: Nelly Slaughter –Vice President
Susan Kvasnok -Director
Norman Miller - Director
Christina Ray – Director
Alina Miller – Secretary/member

Board Members not present: Nora Foster - Treasurer
Stafford Slaughter – Member
Randall Miranda - Director

Attendance:

A sign –in sheet was not initially available but one was provided for the members of the community to sign in.

Board members were asked to introduce themselves and the community was advised that Bob Peters has resigned as President of the HOA.

Treasurer's Report:

Nora Foster, as treasurer was not present. However, Nelly reviewed the figures Nora had sent in regarding the bank balance in both the savings and checking account.

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| Bank Balance as of 10/10/11 | \$55,469.98 | Checking |
| | <u>\$ 6,367.53</u> | Savings |
| | \$61,837.51 | Total |

A detailed report was not available.

Board Vacancies:

The community was advised that since the resignation of the President, Bob Peters, this position was now available. Applications for this position can be found on the website, Kingsmill-hoa.com. These can be submitted to the Board for consideration. Additional Director's positions are also available. The need for community involvement and volunteering was stressed by Alina Miller.

By-Laws, Website and Minutes:

Alina Miller reminded the members present that Kingsmill by-laws and minutes as well as Deed Restrictions can be found on the Kingsmill website. She suggested that members access the website to keep them informed of any new and pertinent information.

A community member, Pat Villanueva, informed the board that the current homeowner's list on the website is outdated and needs to be updated to reflect sales in the past few years. Alina stated that she would correct this problem.

East and West canals/ponds:

Nelly Slaughter, vice-president, stated that the ponds have cleared up nicely since Ecor started their program. The community was informed that bids are being collected for the clearing of trees and brush from the West canal banks.

KM Bolognini, community member as well as owner of Firehouse Lawns and Maintenance, stated that he doesn't recommend the removal of the trees and root system as this would destabilize the banks of the ponds.

Alina Miller, member of the Board, explained that the companies that are bidding on the project are licensed to perform this work and are aware that the root system should remain in place. Questions from the community arose regarding who was responsible for the ponds and it was explained by Jim Teele and Bob Peters that the HOA is responsible for the maintenance of the ponds.

Kirk Brandon, community member, introduced himself and voiced concerns regarding the flooding issue that still plagues the community. He stated that he had been to meetings with Brevard County members from County Commissioner Mary Bolin's office trying to get some answers regarding this issue. Engineering plans have been made; however, funding is the main issue delaying the project. He was informed that Kingsmill has made the funding list but is at the bottom of the list. He would like to have representatives from the Kingsmill Board of Directors attend meetings with Ms. Bolin's office in order to exert some pressure to get this problem resolved. He would also be willing to be the representative for the Board.

He would also like to see if a contingency plan can be set up with the City to pump out water from the ponds prior to a storm that is forecasted to dump a lot of rain. This had been done during Tropical Storm Fay, however, according to Jim Teele; this was done as a last resort and is not an option.

Bob Peters stated that the projects regarding placing a pipe in the drainage ditches outside the community were delayed due to the County dragging their feet. This has been in the "works" for many years and has still not been done.

Jim Teele stated that several areas in Melbourne that lead to our canals need larger pipes and it needs to be done in stages so as to not cause more flooding problems. He also suggested that the Board complete the work that was scheduled to be done in the west pond so as to permit better outflow of water to the levels that SJWM recommends. He believes that the Board needs to be aggressive in completing the necessary work for the west pond to function properly.

He is willing to contact the County to have them put Kingsmill on the Agenda for a forthcoming meeting. He also suggested that when the meeting is set up, that the information be placed on the website so that community members can attend the meeting.

Parks:

Christina Ray, Director, stated that she does not have the bids together regarding the replacement of the “jungle jim” in the East Park. The bids will only be for replacing like with like.

Front Entrance:

Nelly Slaughter stated that bids are being collected in order to redesign the front entrance landscaping. Due to the City reworking the lift station, many of the plants were damaged, removed or died. The new design would encompass the center island, east garden extending down the wall and the west garden. Concerns were raised by the community as to the delay in having this completed since this issue has been before the Board for several months. KM Bolognini stated that Firehouse had submitted a bid 4 months ago. Christina Ray, Director, stated that some of the bids received were quite pricey, including one from a landscape architect. KM Bolognini questions the high cost of redesigning the landscaping. A discussion ensued regarding the types of plants, when to plant, and hardiness of the plants. Nelly stated that this project is still a work in progress and information is being gathered for a vote in the near future.

Dues:

Christina Ray stated that Nora Foster, treasurer had advised her that the only homes still owing dues are those that are in foreclosure.

Alina Miller, Board member, explained that Kingsmill has the lowest HOA dues of any community in Melbourne. It is possible due to the numerous projects that are being worked on that the dues will go up in the near future.

Community concerns:

Bob Jensen is concerned that his fence is still in disrepair. It was discussed at the last Community meeting but nothing has been done to fix the problem.

Ranchwood community member, Harold McElyea, at 2570 Ranchwood Ct, stated that one of the Australian Pines from our west pond collapsed during the “no name” storm last week onto the fence in his backyard and crushed the fence. He would like Kingsmill to attend to this matter as quickly as possible. He also stated that it had been a long while since he had seen any lawn service being done in the pond and that the weeds were quite high.

Jim Teele demanded immediate action to remedy this situation since this is a Kingsmill problem.

KM Bolognini from Firehouse Lawns stated that he would go over to Mr. McElyea's home and see what he could do. He also stated that he could not do anything as far as mowing was concerned due to the fact that the ground wasn't stable enough for his equipment.

Nelly Slaughter will contact Green Thumb Landscaping regarding this issue.

Nancy Witt, community member, raised a concern with a home on Nobility Ave that continually has vehicles parked in the grass and across the sidewalk. She brought pictures with her showing the clutter in front of the home. She would like to know what the Board can do to notify this property owner of these violations. Violations of commercial vehicles in the neighborhood need to be addressed as well.

She was advised that, unfortunately, the Board has difficulty enforcing the community's Deed Restrictions. Susanne Kvasnok, ARC director, has been sending out letters to homeowners who are violating the deed restrictions. However, Mrs. Witt can also notify the City of Melbourne with any code violations that she sees anywhere in the neighborhood. Jim Teele explained that any homeowner can take a photograph with date/time stamp on it and submit this to the City and they will address the issue.

Kurt Brandon, community member, suggested that we hire an attorney to help us in enforcing some of these issues. Nelly stated that this has come up before the Board several times before but due to the cost of having an attorney on retainer this has been voted down. Mr. Brandon suggested hiring one on a case by case basis.

Jim Teele stated his concerns regarding the notification of homeowners in the subdivision regarding the community meeting. The newsletter had not been mailed out prior to the community meeting; therefore, there wasn't sufficient time to inform the community of the meeting. He stated that the information needed to be provided to the community 30 days prior to the meeting. Nelly Slaughter stated that the previous newsletter in April provided this information and that the website and the signs at the entrance were additional methods of providing the information. However, other members stated that some people do not have access to computers and do not leave their homes, so therefore, have no access to recent information. It was suggested that if a newsletter is not sent out just prior to the meeting then a letter specifically informing the community of the meeting needs to be sent.

Adjournment:

Alina Miller motioned to adjourn the meeting. Bob Peters seconded the motion. Meeting adjourned at 8:15p.m.

Minutes submitted by Alina Miller
Pending approval