



## **KHA Homeowners Meeting at 01/26/2009**

**Attendance: Robert Peters, Nelly Slaughter, Ronnie Miranda, Devin Swanson, Christina Ray, Nora Foster**

**Guest: Susanne Kvosnok**

### **New Business-**

**Robert stated that the cars on the corner of Majestic Ave will be gone soon. All the occupants that were living there were on a temporary work assignment.**

### **Front Entrance-**

- **It was decided to leave the plants alone for now. After the cold season we can re-evaluate to see if they come back.**

### **Fence Project-**

- **We are still waiting on a 2<sup>nd</sup> proposal not yet done.**

### **Retention ponds-**

- **Those living on the ponds will get a letter regarding having drainage pipes going into the pond. A notification will be mailed to the homeowner notifying that it must be removed or we will have to take them out and it will be done at their expense. The pipes are causing erosion on the banks on the canals.**

### **East Retention pond-**

- **It was mentioned by Christina that the snake may have been a hoax because of the circumstances. The gentleman (Mr. Gianneti ?) called it in doesn't live in our neighborhood; no-one other than the trapper and the reporter of the snake ever saw the snake. Although the trapper came looking for the snake several times a day he did not capture it. He finally quit looking after he was unable to secure a way of payment.**

### **West Retention Pond-**

- **We are getting 3 bids to get concrete out of the west retention pond, get dirt, and get ride of the boxes. After doing that Nathan from St Johns Water Management says to get a civil engineer to do a survey to inspect so that we can be signed off and done with that project.**
- **Devin will take care of getting bids for the west retention project.Dues-**
- **We are 2/3 on the way of getting our yearly dues in.**

**Next meeting will be on the 8<sup>th</sup> of February at Bob Peter's house.**

KINGSMILL HOMEOWNERS ASSOCIATION

Minutes of the Board of Directors Meeting  
February 9, 2009

A regular Board of Directors meeting was called to order by President Nelly Slaughter at 6:33 p.m.

Board Members present;     Nelly Slaughter  
                                      Peter Myers (arrived late)  
                                      Jim Teele  
                                      Christina Ray  
                                      Nate Paini  
                                      Randall Miranda  
                                      Robert Velez  
                                      Nora Foster

Board Members absent:     Alina Miller  
                                      Robert Peters

Old Business

Treasurer's Report: Bank Balance as of February 9, 2009	
Checking	\$59,121.76
Savings	6,357.11
	<hr/>
	\$ 65,478.87

53 Homeowners have not paid dues (\$7,155) – Late notices will be mailed will go out by Friday for late dues.

3 homes are in foreclosure

It was brought to board's attention by Jim Teele that 2501 Empire's dues were sent in by current homeowner. The check was returned to the current homeowner because the 2008 dues were not paid by the previous owner. Nelly asked to have future problems such as that to be brought to the attention of the board for a proposed resolution. Jim will email a copy of the letter he sent to 2501 to the board.

Clarification was requested on a couple of line items

1. A question was brought up about payments made for Christmas lights in Feb. 08 and November 08. Jim explained that the first payment on 02/28/08 of \$68.78 was actually for lights purchased for the previous year. The second payment on 11/30/08 of \$150.48 were for a better commercial grade decorative lights for 2008.

2. A question was asked on Category "Lawn Maintenance" and the difference in amounts for 9/25/08 and 11/30/08 of \$240. Jim explained in was probably for mulch.

New Business

## Nomination and voting of 2009 board officers.

- Alina Miller was nominated and seconded for position of Secretary. She was unanimously elected Secretary. It was everyone's understanding that she would accept.

- Peter Myers was nominated and seconded for position of Vice President. He was unanimously elected Vice President.

- Nelly Slaughter was nominated and seconded for position of President. She was unanimously elected President.

- Jim Teele was nominated by Nate and seconded by Pete for the position of Treasurer. Nora was nominated by Robert Velez and seconded by Ronnie for the position of Treasurer. Nora explained that one and only one person negotiating the bids, not submitting any proposals to the board, paying requested amounts with no board approval, writing checks with only one signature and then that same person reconciling the statements was not in the best interest of the remainder of the board members. Jim explained that since 2002 he has been doing same with no objections because the board has access to the banking accounts. The current board stated that that have only limited access. A vote was taken. Nora was elected as Treasurer.

Canal maintenance and treatment - tabled until 3/9/09 meeting

Removal of tussock from the east pond – tabled until 3/9/09 meeting

Completion of the berm on the west canal park equipment – tabled until 3/9/09 meeting

West retention pond project – tabled until 3/9/09 meeting

Future work by Dave Heflin, Melco, or Aquatic Technologies will be discussed at next meeting. It was brought to the attention of the board that Mr. Heflin's permit authorizes him to only do excavation and removal, and not the water treatments. Mr. Heflin's license and insurance expired in April 2004. It was also brought to the attention of the board that Jim Teele is the registered agent for Melco, Inc. and may have an issue of conflict of interest with that Mr. Heflin's company and Teele being on the board.

## Entrance lights – repair and replacement

Jim brought to our attention that the front entrance lights need to be replaced. He presented the board with Thomas Lighting Residential proposal. Suggested retail price from supplier is \$46.20 per light. Local distributors will sell the lights at anywhere from \$28.00 to \$42.00. Jim will send out an email to board members with his suggestion on who to purchase the twelve (12) plus spare of eight (8) lights we need. Board authorized up to \$1,000 for this project.

## Park benches

Chrisina on behalf of the Playground Committee presented her proposal for the replacement tables and benches (one for each park). It was discussed and it was decided by the board to order the six (6) foot tables rather than the eight (8) foot tables. The heavier gauge metal was requested. These tables will be purchased and installed by Playloft. The installation will include cementing them into ground. Stand alone benches were not purchased at this time. A check for the deposit was given to Christina to order the tables.

Next meeting will be on 3/9/09 @ 6:30 – Ronnie Miranda's home

Email Amendment:

Hello All,

First of all thank you Nora for stepping in as secretary.

The minutes look good. However, there seems to be some expansion to the discussion concerning the election of the treasurer that I just do not recall having been said at this meeting. I know that some of the items in the minutes had been discussed outside the meeting earlier but were not part of the meeting proper and therefore should not be part of the minutes.

I agree the way Jim handled some of the business gave the appearance of impropriety and possibly could have been done better (we will see how well Nora does ;-). :-P :-). However, I do not feel that Jim did anything that was wrong or not in the best interest of the Home Owners Association.

I would amend the minutes to delete (or better phrase) the section starting with "Nora explained..." and ending with "...only limited access." I do remember Nora saying that where she worked they said "the way that business was being done (by the HOA and Jim Teele) did not appear to be proper". And although I have no doubts in my mind they said this or something along those lines, it was not appropriate input to the board.

Therefore I will withhold my approval of the minutes until I see a corrected copy.

Peter



### **Late bill notices**

There are late notices that have been received for payment due. FPL has been paid in full including late fee for a total of \$76.96. All Quality Lawns has submitted a late bill for \$3555.00. Nora Foster will review past invoices and payments and pay accordingly.

### **Checkbook**

The checkbook will be given to Nora Foster this evening. She will check with Sun Trust to see if a debit card has been issued. If not, it was decided that one is not needed.

### **Newsletter**

A newsletter will be prepared and sent out before the May 2<sup>nd</sup> garage sale. It is anticipated that it will be ready to be mailed out by April 4<sup>th</sup>. Alina Miller will gather the information sent to her and with the help of the Board produce the next newsletter. Alina will get pricing for the printing and mailing of the newsletter from several sources.

### **Pond Maintenance**

Two homeowners have offered to form a committee to oversee the ponds. Their offer has been approved.

The previously obtained bids for the pond maintenance were reviewed and a motion was made, seconded and passed without objection to accept the bid from Mallard Environmental. Alina Miller will call him to discuss the contract and startup date.

### **Fence and dirt removal**

Norman Miller was able to repair the large gate at the east canal but was unable to repair the smaller gate. Nor was he able to repair the gate at the west canal because the posts are no longer level. Robert Peters will go and make an assessment of what may be needed to repair the gates.

The dirt that is piled up at the east canal needs to be leveled off. It will be discussed with the lawn care company to see if they are able to take care of this issue.

### **Park tables and benches**

The new tables and benches will be installed on 3/10/09. Since the locks may not be functional, it may be necessary to cut the existing locks off of the gates so that the company can have access to the park. Alina Miller is available to meet with the company should the need arise.

### **Front entrance and center island lighting**

Pete Myers will assess which lights will be needed for the center island and purchase and install the replacements. He will also take care of ordering and installing the front entrance lights.

### **Lawn Maintenance Bids**

Bids from 5 companies were reviewed and price comparisons were made for services provided. A motion was made, seconded and passed without objection for Firehouse Lawn and Maintenance to be the lawn care provider. Nelly will verify when the contract ends with the present provider and will contact Firehouse to arrange for the contract with their company to be signed.

### **Issues to be tabled for the next meeting**

- Removal of tussock from east canal
- Completion of the berm on the west canal project
- Review officer's duties
- Front entrance signs

### **HOA meeting:**

The next meeting of the Board will be held on April 13<sup>th</sup> at 2529 Majestic Ave. at 6:30 p.m.

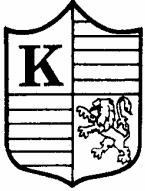
### **Adjournment**

The meeting was adjourned at 8:03 p.m. by Nelly Slaughter.

Minutes submitted by: Alina Miller

Minutes approved by:





# Kingsmill Homeowners Association

P.O. Box 361834 ♦ Melbourne, Florida 32936

## Minutes of the Annual Community Meeting

March 19, 2009

An annual Community meeting was called to order by President Nelly Slaughter at 7:00 p.m.

Board members present:     Nelly Slaughter –President     Pete Meyers-Vice President  
                                       Nora Foster-Treasurer             Ronnie Miranda-Director  
                                       Alina Miller-Secretary/ARC     Robert Peters – Director  
                                       Nate Paini – Director

Kingsmill Community members present: Nineteen

### ✧ **Introductions by Board of Directors**

- ✧ **Treasurer Nora Foster** gave an update on the Kingsmill HOA bank balance and expenditures. As of 3/20/09, 291 out of 323 homeowners have paid their HOA dues. Thirty two homeowners have been sent letters reminding them to pay their dues.
- ✧ **Secretary Alina Miller** gave an update on the east and west retention ponds. A new service provider, Mallard Environmental, has been retained to treat the ponds, including the tussock in the east pond, for eradication of aquatic plant life. The intensive initial treatment was done on March 17, 2009. Subsequent treatments will be done on a monthly basis. Reports will be submitted to the board detailing what was treated and what chemical was used to treat the ponds. The ponds should show some clearing within 3 to 6 months. At that time, the treatment plan will be re-evaluated. Brazilian peppers will not be removed at this time due to the cost involved but will be addressed in the future. Nelly Slaughter introduced community members, Herb French and Jim Day who will assist the board as liaisons in observing the ponds and reporting the condition of the ponds to the board.
- ✧ **Treasurer Nora Foster** gave an update on the parks. New tables and benches have been added and secured in each park. Vandalism and security was discussed. The climbing apparatus in the west park has deteriorated and will need to be removed. The board will request volunteers to assist in the removal of the equipment in order to save the cost. Community members Herb French and Jim Day offered to help in the removal of the equipment.
- ✧ **President Nelly Slaughter** reported that a new lawn service provider has been retained and will begin work on 4/1/2009. This provider is less expensive than the previous

provider and offers more services. Community member, Herb French, mentioned that there are trees in the west park that may need trimming. Nelly will contact the new provider to request a bid for this service.

- ✧ **A newsletter** will be mailed out next week.
- ✧ **The community wide garage sale** is scheduled for Saturday, May 2, 2009. It was suggested that the listing in the newspaper include information stating that this is a community wide garage sale.
- ✧ **Vice-President Pete Meyers** reported on the lighting at the front entrance. The center island has 2 fixtures and 1 flag pole fixture that are broken. The front wall lights also need replacing. The budget is in place to purchase these lights. A final cost will be submitted to the board for approval and the lights will be ordered. Pete will do the installation of the lights with help from any available volunteers. Paint is available for touch-up of the wall if needed.
- ✧ **Director Robert Peters** has surveyed the damage to the gates at the east and west canal bordering Lake Washington Rd. and the fence at the parks. The large gate at the east canal is commercial grade and is in good condition. The smaller gate at the east canal is residential grade and is damaged and should be replaced with commercial grade. The fence at the east park has also been damaged and should also be replaced with commercial grade fencing. The large gate at the west canal has been damaged, most likely by a large vehicle. It is doubtful that this can be repaired and a quote will be obtained for removal and re-installation of the post. Homeowner Jim Day will attempt to straighten the gate out in the meantime. A homeowner has observed young people congregating in the parks in the evenings. The board will consider placing signs in the parks stating “park closed from dusk to dawn” in order to discourage loitering and vandalism. Robert Peters will obtain quotes for gate and fence repairs and submit information to the board for discussion. A question was raised regarding gates behind a homeowner’s house and who is responsible for the upkeep. According to Kingsmill by-laws, a homeowner is responsible for the maintenance of a gate if it is directly behind their home.
- ✧ **ARC Alina Miller** gave an update on code violations and the Architectural Review process. Kingsmill deed restrictions have guidelines requiring homeowners to submit an application if changes are going to be made to the exterior of their home. These guidelines are in place to help maintain the property values and aesthetics of the community. The deed restrictions are posted on the Kingsmill website. Anyone in violation of the deed restrictions will receive a letter of notification requesting that the violation be removed. Any homeowner can notify the ARC if they see a violation in the community. A homeowner can also notify City of Melbourne, Code Enforcement if they see a city code violation.

- ✧ **No solicitation** signs are posted at the entrance to the neighborhood. Should anyone see anyone soliciting they can call the police to place a report.
- ✧ **Crime Prevention** needs to be addressed since vandalism is occurring in the community. Several car break-ins have occurred. Nelly Slaughter suggested that homeowners be vigilant and keep their cars and garage doors locked. Tips for homeowners to follow to keep their homes and vehicles safe from vandalism will be posted on the website.

✧ **Questions from community members:**

1. Can a message board or blog be placed on our website?

This will be researched by Alina Miller. Community member Phil Wadsworth offered help if it is needed.

2. Does Waste Management pick up large piles of debris?

Large piles will be picked up if a homeowner calls Waste Management and requests a pick-up.

3. Will the front entrance wall be extended?

This project is on hold due to the cost required to remove the current wall and extend the new wall down towards the end of the neighborhood.

4. What has been done regarding a boat that has been parked on Empire St. for two years.

Notices are sent out to homeowners who are in violation of the deed restrictions with the hope that they will abide by the rules of the community.

5. Can a homeowner mow the lawn of a vacant home?

If a homeowner wants to mow the lawn of a vacant home they are more than welcome to do so. This helps the community look better by not allowing a vacant home to become an eyesore.

6. Are there any updates from the county regarding the poor drainage from our neighborhood towards Aurora Rd?

The county has researched the issue, and completed plans for improving drainage. However, due to a lack of funds, nothing has been done to remedy the situation.

7. Can homes in foreclosure be listed on our webpage?

Although this is public information, to list this on our web page might be an advertisement to others of vacant homes, leading to vandalism.

✧ **Adjournment**

The meeting was adjourned at 8:05 p.m. by Nelly Slaughter. The next meeting will be held on November 5, 2009 at Cross Roads Community Church at 7:00 p.m.

Minutes submitted by: Alina Miller



- **E-mail addresses** continue to be sent into the secretary. The total number of homeowners who have submitted their e-mail addresses is not known. A count will be taken and submitted to the board.
- **The next newsletter** will be sent out 30 days prior to the next community meeting on November 5, 2009. Suggestions for newsletter content should be sent in to Alina from now through mid October.
- **The retention ponds** have been treated once for aquatic plant life. Mr. French and Mr. Day have not contacted Alina with any updates. Ken Tremble of Mallard Environmental was contacted to see what his recommendation was regarding the manual removal of the pennywort in the ponds. He doesn't recommend that the aquatics be removed manually due to the size and weight of the mats. A second treatment will show more results and will do more to reduce the size of the mats. A work party was suggested to clean up the shore line of the ponds which will help the lawn service provider have easier access to the pond area.
- **Lawn service** has begun with the new service provider. Firehouse lawn service will remove the mound of dirt at the east pond, remove vines from the east fence on Lake Washington and re-mulch the front gardens before May 2. The irrigation system needs to be serviced to ensure that adequate watering is occurring at the front entrance.
- **Entrance lights** need to be ordered. Pete Meyers sent out information regarding the bids that he had received for the carriage lights and center island lights. The lighting was approved and an email will be sent to Pete advising him to order the lights.
- **Fences** at the east park are in need of replacement. The gate at the west retention pond is in need of repair. Robert Peters will obtain 3 bids for new fencing and repairs and submit them to the board. The smaller gate at the east pond will be properly secured.
- **Park equipment** at the west park was removed due to safety reasons. The new picnic tables will be secured with additional bolts. Bids for signs stating park closed from dusk to dawn will be obtained by Alina.
- **Construction at the West Retention Pond** needs to be completed. Alina Miller nominated Jim Teele to be on a committee to help plan and complete the west retention pond project. The nomination was seconded and the vote passed. Nora Foster offered to be a part of the construction committee that will gather the necessary information and bids to complete the project. This project needs to proceed in stages:
  1. **Engineering plans are needed**
  2. **County permit for use of crossover**
  3. **Contractor bids for: fill dirt, silt barrier, vegetation abatement, boxes and ADS pipe installation**
  4. **Bike path repair**

## New Business

- **Suntrust** online banking is still causing a problem for the treasurer. Nora will contact the bank again to see if this problem can be corrected. If there continues to be difficulties then Nora wants to consider changing banks.
- **A flag** needs to be ordered. The existing flag is torn and needs replacing. It will need to be disposed of properly either by giving it to the VFW or to the fire department.
- **Front entrance signs** need repairs and refurbishing. Bids have been received. A vote will have to be taken to decide if this work will proceed.

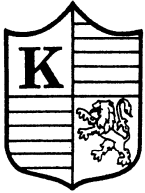
### **HOA meeting**

Because of the summer schedule the next meeting will be scheduled via e-mail.

### **Adjournment**

The meeting was adjourned at 7:58 p.m. by Nelly Slaughter.

Minutes submitted by: Alina Miller



# Kingsmill Homeowners Association

P.O. Box 361834 ♦ Melbourne, Florida 32936

## Minutes of the Board of Directors Meeting

April 20, 2009

An emergency Board of Directors meeting was called to order by President Nelly Slaughter at 6:30 p.m.

Board members present:      Nelly Slaughter –President      Nora Foster-Treasurer  
   Alina Miller-Secretary/ARC      Christina Foster-Director  
   Ronnie Miranda-Director      Robert Peters-Director  
   Nate Paini – Director      Pete Meyers – Vice President

### Issues discussed

- **The flag pole** requires a key for removal of the flag. The flag has been removed by unknown persons.
- **Guidelines** are required for guest appearances from Kingsmill homeowners. The guidelines were determined to be the following:
  - If board members are aware of a Kingsmill homeowner attending the regular board of directors they are to relay this information to the board prior to the meeting.
  - Guest Kingsmill homeowners are permitted to attend Board of Director's meetings as per Florida law.
  - Guest Kingsmill homeowners are to be introduced at the beginning of the meeting. At this time they will be asked if they wish to communicate their concerns to the board or if they wish to wait until the end of the meeting. If they wish to speak at the beginning of the meeting, they have the option of staying for the remainder of the meeting or they may leave the meeting after speaking. If they choose to remain throughout the meeting, they will not be able to contribute to the board's discussion. If they choose to speak at the end of the meeting, they may do so. If a homeowner wants to attend a meeting merely as an observer, they may do so.
  - The guest's concerns will be discussed by the board at the following board meeting.



- **The committee** for completion of the west retention pond formed at the last board meeting was discussed. Nate Paini, and Pete Meyers were added to the committee already consisting of Jim Teele as technical advisor and Nora Foster. Homeowners directly impacted by last year's flooding may be asked to participate on this committee. A committee meeting will be held by the members to discuss the completion of the project. Information gathered at this meeting will be presented to the Board for discussion.
- **Night Out** being held on August 4, 2009 will be promoted by Kingsmill. Nora Foster and Christina Foster will research possible events to be held in Kingsmill that evening.
- **Garage Sale** being held on May 2, 2009 will be advertised in the Florida Today. Rates have increased to \$115.00. Public Service Announcements on the radio will be researched for possible airing. Lake Crest Community Church will be hosting free food and activities at the east park for the Kingsmill community during the garage sale.
- **Fertilizer** for the front entrance was approved for a one time application.
- **Irrigation** repairs were approved for the front entrance.
- **Fence repairs** quotes are being obtained by Bob Peters.
- **Front entrance sign** repairs will be attempted by Bob Peters.
- **Lift station** repainting is needed. Contact will be made to the City of Melbourne to request repainting.

### Adjournment

The meeting was adjourned at 7:20 p.m. by Nelly Slaughter.

Minutes submitted by: Alina Miller

**KINGSMILL HOMEOWNERS ASSOCIATION**

**Minutes of the Board of Directors Meeting**

**July 23, 2009**

A regular Board of Directors meeting was called to order by Nelly Slaughter at 6:35p.m. at the home of Christina Ray.

Board Members present: Nelly Slaughter  
Peter Myers (arrived late)  
Christina Ray  
Randall Miranda  
Nora Foster  
Robert Peters

Board Members absent: Nate Paini – It was brought to the attention of the remainder of the board that Mr. Paini had resigned.

Guests: Roy Hawkins and Nona McMillan

Treasurer's Report: Bank Balance as of July 23, 2009

Checking	\$43,332.30
Savings	6,357.11
	<hr/>
	\$48,689.41

Nora will contact an accountant regarding the filing of past 1122H's and 1099 for this year and previous six years. Guest, Nona McMillan, highly recommends Butch Burkholder.

**Old Business**

Robert Peters is working on getting the "as-built" inspection done on the East retention pond. He has contacted the civil engineer KEITH S. CONAUGHTY, PE who approved the plans for guidance. A new pond construction committee has been formed to include ROBERT PETERS, ROY HAWKINS, PETER MYERS AND BRUCE SYARTO. It is my understanding that the former committee is defunct. Roy will check with St. Johns to see what needs to be done as well as to check the water level. Roy will also check with the next door neighbor Mr. James Edmonson about volunteering.

Christina Ray has spoken with representative of Mallard. They report that the torpedo grass has been treated and should show signs of dying within a week. The dollar weeds are also being treated. Ronnie Miranda agreed to be the contact person and should be contacted by Mallard prior to the treatments. If Ronnie is available he agreed to make

personal contact with Mallard and get updated reports of treatments, otherwise reports should be sent along with the bill to post office box.

In response to the weeds at the front entrance: It is the understanding of the board that weeding at the front entrance whether in the middle or on the sides should be addressed to Firehouse Lawns as per their agreement with Kingsmill.

Nelly – will contact Alina Miller regarding our web account with Go Daddy and transferring the web-site ownership to the board.

Peter – says the Graybar has called and the lights for the front entrance are being delivered on 7/24/09. Peter will be installing them and may need some assistance.

### New Business

#### Deed restrictions

Robert Peters – offered to fill the Architectural Control Committee.

A homeowner has requested permission to enclose his front porch area with screen and to put up a screened enclosure in the back yard. Our deed restrictions specifically disallow screening in the front porch area. However, several homes have done it in the past with or without board approval. It was the consensus of the board that this should be allowed with the approval of the ARC since several other homeowners have done the same.

The board requested we prepare a generic letter to notify banks as well as the residents on foreclosed property that needs lawn maintenance.

Violations:   -Cars being parked on the lawn on Majestic Avenue  
                  -Speeders on Nobility Avenue

Law infractions should be reported to law enforcement. Violations of city codes should be reported to the City of Melbourne.

Robert had a question on where does our fence begin and end so he can fix it.

Nelly – thanks Robert for fixing the front entrance sign.

It was agreed that the board would not be participating in the National Night out this year.

Meeting adjourned @ 7:51p.m.

Nora Foster, treasurer  
Temporary Secretary

**KINGSMILL HOMEOWNERS ASSOCIATION**

**Minutes of the Board of Directors Meeting**

**September 15, 2009**

**A regular Board of Directors meeting was called to order by President Nelly Slaughter at 7:05.**

**Board Members Present: Peter Myers, Robert Peters, Nelly Slaughter, Christina Ray, Nora Foster**

**Guests: Roy Hawkins, Bruce Syarto**

**Treasurer Report**

**Checking account: \$39,345.19**

**Savings account: 6,361.53**

**Old Business:**

**Violations: Robert Peters is current Architectural committee chairman; He along with other members of the board voiced concerns regarding houses in “need of yard attention”. In particular the house at the corner of Majestic, which has vehicles, parked in the yard, possibly more than one family living on the premises, as well as needing yard maintenance. It was discussed that we draft a letter for the owner and/or current resident addressing these issues. It was felt we need to at least warn them of legal action in order to hopefully get their cooperation.**

**There are several homes that are not maintaining their front yards to our satisfaction.**

**In addition, it was brought to our attention that there is a bus parked alongside a house on Reign, which needs to be addressed.**

**Pond treatments: Nelly will contact mallard regarding an update to their services and monthly report. It seems that the treatments (if they have been done) are not working as we had anticipated. Nelly is also going to contact Ecor for their input, etc.**

**Boundary fencing: There was a recent problem where new owners put up a fence too close to the existing fence for the former owner to maintain his fencing. The new owner paid to remove the older fencings as a resolution to the dilemma.**

**Pond Construction committee: Committee members have reported that they have not been able to hire an engineer to do the “as-built” inspection on the East retention pond. Bob Peters said he was confident he could find an engineer to do the job. He will give the names to the committee members-Roy, Peters and Bruce.**

**Christmas lights will be picked up from Alina Miller by Bob Peters and stored by him.**

**New Business:** It was proposed that Nonie and Roy submit their board applications to the board.

**Community Meeting:** November meeting place was discussed, Robert will check into the feasibility of Beef O'Brady's as a meeting place.

**Garage Sale:** Date 7 Nov. 09. It was agreed that we plan for a fall garage sale by placing an ad in the Florida Today newspaper as well as Craig's List and on the Radio.

**Web Site:** Nora offered to contact Alina Miller about learning the process of our web site and updating the registration with GoDaddy.

**Next meeting:** October 12, 2009 at Peter's home.

**Meeting was adjourned @ 8:35 p.m.**

**Nora Foster  
Temporary Secretary**