

1. **Budget – end of year balance \$ _____**
2. **Dues Update - \$21,600 has been collected for dues**

New Business

Late notices: It was reported that after the due date, one more short reminder would be sent out to homeowners. Nelly was concerned that we had no proof that the first notice had been sent out as she had had a call from a homeowner stating that they did not receive notice.

Note: The first informal notice was sent via Grapevine newsletter, the second notice (official mailed notice) was sent in December 09.

Community meeting: Our annual community meeting will be held in November 2010.

Corporation renewal: Our non-profit corporation renewal is currently due and not past due until May 2, 2010.

Taxes: We will be filing appropriate forms with the IRS regarding income/expenditures.

Attorney update: Nora is to get a couple of possible prospects and present to the board.

Engineer update: We are still looking into getting one on board once we get Saint Johns straightened out on if we need an as-built certification.

Go Daddy page update?

ARC Committee/Violations:

- **The bus continues to be a problem. The city has been contacted but has not seen the bus on the side of the house when they have come out to look.**
- **The parked cars on the grass at the southern most end of Majestic continue to be a problem. It was suggested that we post signs at the entrance stating that cars on the grass areas will be towed and when they violate – tow them.**

Pond Committee:

- **Clearing a path on the East side of the North end of the East retention pond was discussed. An estimate of \$700 was given to clear a path for that area in order that Ecor be able to treat the water. Bob and Devin Swanson will check it out and report back to the board their recommendations.**

Fence Repair and Dirt removal

- **Fence Repair – Bob presented an estimate for fence repair and replacement. It seemed to be a reasonable estimate; however, Bob will obtain additional estimates for board review before approval.**
- **Park committee updates: Some of the equipment needs repair – Christina will look into repairing the equipment. Tables seem to be doing well.**
- **Lawn maintenance: Nelly presented the board with photos taken of our new plants. The cold weather has ruined them. Nelly said she was unhappy not that they were**

planted, but that they were planted before the cold weather season. Bob also indicated that he didn't recall that we had actually approved the work.

Note: Nora was under the impression that after the board meeting there were additional meetings with Firehouse and the board on what was desired. There was a signed agreement between Nelly and KM detailing our desires. It was her understanding that the board had agreed with the contract and paid Km according to her understanding.

- **It was agreed that FIREHOUSE will continue to maintain the lawn for the upcoming year.**
- **Removal of the tussock from the east canal and cutting down trees: table for further discussion at a later time.**
- **East retention pond: Bob and Devin will look into what exactly needs to be done in order to complete the project on the east retention pond. Once the East pond is completed we will proceed to the West retention pond.**

New officers were elected by the Board

- **Robert Peters has agreed to be President for one year**
- **Nelly Slaughter will be vice-President**
- **Secretary- Christina Ray**
- **Treasurer- Nora Foster**
- **Devin Swanson is a new board member and will be assisting with the Pond committee**

Next Newsletter: was not discussed

Next Meeting: will be January 25, 2010 at the Peter's residence.

KINGSMILL HOMEOWNERS ASSOCIATION

Mintures of the Board of Driectors Meeting

APRIL 12, 2010

A regular Board of Directors meeting was called to order by President ROBERT PETERS at 7:04p.m.

Board Members present: Robert Peters
 Susan Kvasnok
 Nelly Slaughter
 Christina Ray
 Norman Miller
 Nora Foster

Board Members absent: Devin Swanson
 Ronnie Miranda

Old Business

Treasurer's Report: Bank Balance as of April 12, 2010

Checking	\$58,256.85
Savings	6,347.11
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	\$64,613.96

24 Homeowners have not paid dues. Many of those homes are either in foreclosure, bankruptcy, or are vacant. Late notices will be mailed via certified mail in the near future. Susanne will be sending out the certified notices of delinquent dues.

Website- Bob Peters will get with Go Daddy about resolving the password problems we are encountering.

Fencing- Fencing is being done by American Fence this week. To be completed are the fences in the East park area, adding a gate and new fencing to the West park area, the front fencing along Lake Washington Road.

Front Wall- It was the consensus of the board that the front wall looks great. All that needs to be decided are the colors to paint the wall, the top cap and the new wood stripe. Initially, it was proposed to do the top cap and the new strip in a color to match the Kingsmill sign. After more discussion it was decided that it would be nice to match the stone on the entrance and use that color x3 for the top and wood.

West Canal – work is done.

- **It was also brought to the attention of the board that there is a concern that a lot of rain will erode the ditch on the outside of the fencing. It was decided that the county is the proper contact for that issue if it were to happen.**

Violations - the camper on Reign had been repainted and is parked in the driveway. However, Susanne believes that the home renter is now relocated.

New Business

Front Entrance Lighting- Some of the lights are not working properly – either broken or burned out. Bob will look into what needs to be done.

Bad Check – One dues check was returned for non-sufficient funds. Nora will contact that homeowner and replacement check and fees.

Garage Sale- now set for May 15. Nelly will follow up on advertising as usual .

Community Meeting- tentatively set for October 7, at the BCC Melbourne Campus at 7:00.

Next meeting will be on May 10, 2010 @ 7:00 - Bob Peter's home

KINGSMILL HOMEOWNERS ASSOCIATION

Minutes of the Board of Directors Meeting

MAY 10, 2010

A regular Board of Directors meeting was called to order by President ROBERT PETERS at 7:00p.m.

Board Members present: Robert Peters,
Susan Kvasnok
Nelly Slaughter
Norman Miller
Nora Foster
Ronnie Miranda

Board Members absent: Devin Swanson

Old Business

Treasurer's Report: Bank Balance as of MAY 10, 2010

Checking	\$60,210.68
Savings	6,347.11
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	\$66,567.70

24 Homeowners have not paid dues. Many of those homes are either in foreclosure, bankruptcy, or are vacant. Late notices will be mailed via certified mail in the near future. Susanne will be sending out the certified notices of delinquent dues.

Website- Website issue has been solved. Alina Miller will be contact person for updates and general upkeep of site.

Fencing- Fencing is completed. Bob is concerned about a few things that should be fixed prior to forwarding the balance due to them.

Front Wall- Nelly obtained three estimates for pressure washing and painting the entrance wall that range from \$1217 to \$785.00. It was the consensus of the board that we need to compare the proposals and make a decision at upcoming meeting.

Garage Sale- now set for May 15. Nelly will follow up on advertising as usual . It was the decision of the board to advertise for the first garage sale of the year (May 15), but not the garage sale now set for October 23, 2010. Ronnie will take care of posting the signs at the front entrance.

Next meeting will be _____, at _____

Christina Ray, Secretary

KINGSMILL HOMEOWNERS ASSOCIATION, INC.

September 13, 2010

MINUTES OF BOARD OF DIRECTOR MEETING

Board Members Present: Susanne Kvasnok, Bob Peters, Nelly Slaughter, Ronnie Miranda, Nora Foster, Christina Ray

Absent: Norman Miller and Devin Swanson

Guest: K.M. Bolognini, Firehouse Lawns and Maintenance, Inc.

Treasurer Report as of 8/31/10

\$44,100.97 in checking account

6,363.90 in savings account

There are still 15 homeowners who have not paid their dues. A certified letter will be sent to them. If they do not respond then the board will seek legal action.

Old Business

Deed Restriction Violations:

- **Lights – The lights need to be replaced. In-ground lights were discussed as a different way to prevent the lights from being broken and/or destroyed. Bob will contact Eau Gallie Electric along with other businesses for estimates.**
- **Water – Susanne reports that the sprinklers are still coming on too often and KM states that the water is standing in the middle island. Bob will reset the timer (he has already done so at least one time) and will reduce the amount of water being applied to the island.**
- **Water – Nora is going to contact Roberts Irrigation. We will be asking them to monitor the water output and check the heads.**
- **Mulching – KM states there is still too much water in the center island to consider mulching. KM reports that there are “blankets of moldy mulch” that needs to be replaced with new mulch. It is Nelly’s understanding that the center island would be mulched two times per year, along with spraying for bugs and weeds. We did not have a signed copy of that contract at the meeting to verify those terms. KM indicated that he would spray for insects and weed periodically. Trash and debris will also be removed periodically.**
- **Plants were discussed – *I am not sure what the final decision was – I didn’t write it down.* KM said he had placed 6 plants with the purple flowers in the south end of the middle island and before the day was done four of them had been taken.**

Parks: The following issues were discussed

- **Irrigation – Roberts Irrigation will be contacted regarding estimates for sprinkling system using the canals as the source of water.**
- **Playground Equipment: Christina was directed to get estimates on playground equipment.**
- **KM reports that he has found numerous illegal and dangerous items in the parks such as bongos and syringes, used condoms, beer bottles, etc. He removes**

them when he mows the park areas, but it is a concern that needs to be addressed.

Canals: The following issues were discussed

- **The banks of both canals are eroding and in places are dangerous. KM reports that in some of the areas he is unable to mow with the mower and that they need to be done by weed wacker. KM also reports that there is an excessive amount of debris in a few areas that have been put there deliberately by someone. It is the same areas and debris is put there regularly. Prior to mowing the canal areas, he has to complete a walk through so that his mowers are not damaged and he is now hurt. Some of the items include bottles, pipes, rebar. The board will be sending notification to the canal owners as well as the rest of our community to put trash, yard trash etc. out for collection by the City and not to place in our common areas.**

- **Aquatic treatments: The West canal has an excessive amount of growth. Ecor will be contacted to determine the problem and remedy the situation.**

Violations: There are a couple of homeowners who will be contacted by the board regarding Airboat in the driveway.

The membership meeting is October 5, 2010 at the Crossroads Church at the corner to Croton and Lake Washington in the large fellowship hall at 7:00p.m.

Christina Ray, Secretary