

KINGSMILL HOMEOWNERS ASSOCIATION

P.O. Box 361834
Melbourne, FL 32936-1834

The board of directors meeting was called to order at 7:04PM on 27 January 2016 by President Dennis Thompson. The following board members were present:

Dennis Thompson - President
Ed Gunnels – Secretary
Jim Teele – Treasurer
Susanne Kvasnok – Director

There were twenty other people present.

The minutes of the November 2015 meeting were read and approved.

TREASURER’S REPORT

Jim Teele gave the treasures report.

Report on file.

Checking (0651000116777)	\$34,837.77
Savings (0651119041247)	6,372.38
Total	\$41,210.15
Checks deposited	\$30,008.01
Cash on hand	\$71,218.16
156 (48%) Homeowners’ dues not paid to date	\$28,031.64

One Estoppel Certifications has been requested this year.

OLD BUSINESS

Questions and discussion was raised about the increase in HOA dues. President Dennis Thompson explained the retention pond erosion issues that cost Kingsmill approximately \$20,700.00. Jim Teele also explained how the retention pond projects was drawing on our 2015 reserve.

Discussions about our east and west playgrounds brought up the need for volunteers and funds to maintain the playgrounds. Several pieces of equipment have been vandalized and are in need of repair and /or replacement. These repairs should be done before our proposed spring block party.

Dennis Thompson and Jim Teele are to compose a letter to invoice homeowners that purchased gates, etc. during last year's fence replacements along the east and west retention ponds. Jim Teele to compose an additional letter to homeowners who are delinquent with their HOA dues.

Jim Teele to send a letter to homeowners on Reign Ave. (north end of Kingsmill) to inform them and to get their approval on a proposed drainage project. County property located off Parkway that abuts to City property at Kingsmill is a drainage problem. No start date has been established.

HOA 2016 board meeting had three dates amended. Meeting changes are:
February 23. May 24. August 23.

NEW BUSINESS

Election of Debra Pendergast as a director to the Kingsmill HOA board
Kingsmill WEB site still not operational.

CLOSING

Meeting was closed at 8:45PM by President Dennis Thompson.

Respectfully submitted
Ed Gunnels
Secretary