

**KINGSMILL HOMEOWNERS ASSOCIATION**

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

The board of directors meeting was called to order at 7:10PM on 23 August 2016 by President Dennis Thompson. The following board members were present:

Dennis Thompson - President  
Ed Gunnels – Secretary  
Jim Teele – Treasurer  
Susanne Kvasnok – Absent  
Debra Pendergast - Absent

There were no other people present.

**SECRETARY’S REPORT**

The minutes of the July 2016 meeting were read and approved.

**TREASURER’S REPORT**

Jim Teele gave the treasures report.

Report on file.

|                 |             |
|-----------------|-------------|
| Checking (6777) | \$63,243.42 |
| Savings (1247)  | 6,372.68    |
| Total           | \$69,616.10 |

|                  |   |
|------------------|---|
| Checks deposited | 0 |
|------------------|---|

|   |          |
|---|----------|
| 29 (9%) Homeowners’ dues not paid to date | 5,211.01 |
|---|----------|

|       |             |
|-------|-------------|
| Total | \$74,827.11 |
|-------|-------------|

2 new estoppel certifications were requested. (15 for 2016)

**OLD BUSINESS**

Discussion continued regarding the Covenants and Bylaws. Dennis Thompson suggests we need an unbiased attorney to give Kingsmill assistance to our Declaration of Covenants and Bylaws interpretation from the email received from Mr. Rozell McKay, regarding the Marketable Report Title Act (MRTA). Dennis directed Jim Teele to contact Robert Tankle, Esq. Tankle Law Group to get an explanation of MRTA as it applies to Kingsmill.

## **NEW BUSINESS**

Electrical issues at the Kingsmill Entrance is in code violation.

Street Lights at various locations need to be replaced.

Grapevine newsletter mailed to homeowners Sept. 18.

Submit Kingsmill Garage Sale notice to Florida Today Newspaper. Oct. 8

## **CLOSING**

Meeting was closed at 7:30PM by President Dennis Thompson.

Respectfully submitted

Ed Gunnels

Secretary