

KINGSMILL HOMEOWNERS ASSOCIATION

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

The board of directors meeting was called to order at 7:00PM on 27 July 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 - Director

There were seven other people present.

SECRETARY’S REPORT

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

TREASURER’S REPORT

Jim Teele gave the treasures report.

Report on file.

Checking (6777)	\$69,110.11
Savings (1247)	6,372.53
Total	\$75,482.64

Checks deposited	0
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29 (9%) Homeowners’ dues not paid to date	5,211.01
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Total	\$80,693.65
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3 new estoppel certifications were requested. (13 for 2016)

OLD BUSINESS

Revitalization of Expired Homeowners Association Declaration of Covenants
Approval of letter to homeowners regarding Declaration of Covenants and Bylaws.
Review and editing of Declaration of Covenants. Declaration of Covenants and Bylaws expire every thirty years. Kingsmill needs to renew these documents. A letter will be generated to all homeowners and will be mailed. This is a notification process only. A package of the new documents will be generated at a future date. The new Covenants cannot be more restrictive than then the existing Covenants regardless of event changes, etc. Jim Teele provided first pass

Declaration of Covenants. Discussion was held among Board and meeting attendees. This left many unanswered questions. A special board meeting will be held in two weeks, August 10, 2016, 7 PM Jim Teele to send a copy of the Bylaws to Florida Department of Economic Opportunity, Tallahassee, FL. Attention Mr. Rozell McKay.

NEW BUSINESS

Insurance deadline met. Installation of sand around playground fixtures.

Media sign. Vendor to be notified.

Grapevine to be published. Include information regarding Lake Washington Road.

CLOSING

Meeting was closed at 8:13PM by President Dennis Thompson.

Respectfully submitted
Ed Gunnels
Secretary