

KINGSMILL HOMEOWNERS ASSOCIATION

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

The board of directors meeting was called to order at 7:00PM on 22 September 2016 by President Dennis Thompson. The following board members were present:

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

There were six other people present.

SECRETARY’S REPORT

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

TREASURER’S REPORT

Jim Teele gave the treasures report.

Report on file.

Checking (6777)	\$60,968.33
Savings (1247)	6,372.53
Total	\$67,341.01

Checks deposited	0
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29 (9%) Homeowners’ dues not paid to date	5,211.01
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Total	\$72,552.02
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2 new estoppel certifications were requested. (9 for 2016)

OLD BUSINESS

A motion was made to retain Robert Tankle, Esq. to represent Kingsmill HOA in our discussion regarding MRTA (Marketable Report Title Act). Motion passed and agreed to limit \$1000.00 spending.

FPL turned off power at the front entrance during the Lake Washington Rd. construction. Problem with current wiring is not to code. Eau Gallie Electric measured the current flow. It was discovered that no building permits were pulled then the wall was extended creating code

violation. The smurf circuit from the Electrical panel is not waterproof. This effects the Electric panel to the island lighting, flagpole, and sign lighting. Discussion was held and suggestions made. Jim Teele to provide specs to Eau Gallie Electric to replace panel with a larger panel swing out panel box and relays to turn on the lights, replace all wiring. Junction box conduit to meter to the East and West sides. Upgrade and replace coach lights on the walls. Motion to budget \$4,000.00 for Eau Gallie Electric. Motion passed. Patch and paint front wall to be fixed by contractor of the Lake Washington Rd. project. Approximately two weeks to commence work. New sodding has started.

Quote needed from flagpole contractor (Naples Air Force) to replace and repair hardware at the top of the flagpole. Motion made and passed to proceed with repair work. Jim Teele to contact Naples Air Force.

NEW BUSINESS

Election of Board member officers for 2017.

New date for Kingsmill Garage/Yard sale is Oct. 29. Need to contact Florida Today to advertise our sale.

2017 Kingsmill Homeowners dues to be increased to \$180.00

CLOSING

Meeting was closed at 8:10PM by President Dennis Thompson.

Respectfully submitted
Ed Gunnels
Secretary