

KINGSMILL HOMEOWNERS ASSOCIATION  
P.O. Box 361834  
Melbourne, FL 32936-1834

The monthly homeowners meeting was called to order at 7:00PM on 30 January, 2017 by President Dennis Thompson. The following board members were present:

Dennis Thompson - President  
Joe Wichart – Secretary  
Jim Teele – Treasurer  
Susanne Kvasnok – Director  
Debra Pendergast - Director

There were five other people present.

The minutes of the Nov. 2016 meeting were read and approved as amended

**TREASURER'S REPORT**

**Jim Teele**

Report on file.

Checking	(x6777)	\$87,853.37
Savings	(x1247)	\$6373.00
Total		\$63,794.04
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Checks deposited		\$ 0.00
Cash on hand		\$94,226.37
135 (42%) Homeowners' dues (180.00) not paid to date		\$24,300.00
TOTAL		\$118,526.37

24 Estoppel Certifications have been requested in FY 2016.

The Treasurers report was accepted as read.

## **OLD BUSINESS**

1)RE: the package to homeowners for updated requirements, Mr. Tankle ESQ. will charge a flat rate of (pre approved) \$1000.00 for the paperwork preparation. Any additional services, if needed, will be billed separately. The forms for signature will be emailed to each board member before Wed. Feb. 1, 2017, for perusal and comments before signature by the President.

2)EAU GALLIE ELECTRIC....A discussion was held on the reasons for the electrical failure at the entrance. The final bill for EGE was \$10,784.10. On a motion and a second and passed by all present, EGE will be paid in full, and the county will be contacted for their workmanship on Lk. Washington Rd. causing an additional \$4573.10 over our original bill of \$6200.00.

3)Irrigation and landscape at front entrance. A motion was made and seconded to set aside \$1000.00 for repairs.

4)FLAGPOLE..Hardware arrived this date (1/30/17) and will be installed by weeks' end.

5)REIGN STREET DRAINAGE PROJECT....as yet has not begun ...waiting for more info from Rory from the county.

6)Media sign...Jim Teele will try to get the sign back up and working by the end of this week (Feb.7, 2017)

7)WEB MANAGER..No discussion...carried over to next meeting

## **NEW BUSINESS**

- 1) Due to the fact that Alex Gunnels could not be reached in time, The President approved a color chip for a residents home to be painted.
- 2) Repairs necessary along banks at both sides of entrance.
- 3) Insurance Commercial and Umbrella budgeted for are approved and signed for by the President. (Total \$7,395.76)
- 4) State Filing Notice is up for renewal The Secretary's name has to be changed. (Total \$62.00 budgeted)
- 5) The property at 2528 Nobility is in an agent's hands and there are back payments due. The agent has agreed to pay for FY 2015, 2016 and 2017, plus \$200.00 for any late fees citing what she called a "SAFE HARBOR BENEFIT". This would total \$723.04. A motion was made and seconded to accept this offer and approved by all in attendance.

**CLOSING:**

The Meeting was closed at 8:09 PM By President Dennis Thompson.

Respectfully submitted,

Joe Wichart, Secretary