

# KINGSMILL HOMEOWNERS ASSOCIATION

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

The board of directors meeting was called to order at 7:00 PM on Thursday September 19, 2019 by President Dennis Thompson. The following board members were present:

Dennis Thompson – President  
Jim Teele – Treasurer  
Don Poole – Secretary  
Debra Pendergast – Director  
Kelly Sheesley – Director

There were 7 others present.

The minutes of the August 22, 2019 meeting were read and approved.

## TREASURER'S REPORT

The Treasurer's report was read and approved as corrected.



### Kingsmill Homeowners Association

P.O. Box 361834 • Melbourne, Florida 32936  
www.kingsmill-hoa.com

#### Bank Balance as of September 19, 2019

|               |       |             |
|---------------|-------|-------------|
| Checking      | x6777 | \$42,745.88 |
| Reserve Funds | x1247 | \$46,377.05 |
|               |       | <hr/>       |
|               |       | \$89,122.93 |

Checks deposited today (0) \$0.00

Cash on hand \$89,122.93

39 (12%) Homeowners Dues (\$185.00) are not paid to date. \$7,215.00

~~\$99,886.48~~  
# 96,337.93

- 21 (1 new) Estoppel Certification requested in FY 2019
  - 2441 NOBILITY AVE, Bella Title & Escrow, 01-09-2019
  - 2457 KINGSMILL AVE, Alliance Title, 02-19-2019
  - 2462 KINGSMILL AVE, Supreme Title Closing, 04-16-2019
  - 2476 KINGSMILL AVE, Landing Title Agency, 06-01-2019
  - 2476 KINGSMILL AVE, Landing Title Agency, 09-06-2019
  - 2486 Nobility Avenue, Bella Title & Escrow, 08-05-2019
  - 2499 KINGSMILL AVE, State Title, 07-12-2019
  - 2516 MAJESTIC AVE, Supreme Title Closing, 04-16-2019
  - 2516 MAJESTIC AVE, Supreme Title Closing, 06-10-2019
  - 2532 KINGSMILL AVE, Majesty Title Service, 09-06-2019
  - 2574 KINGSMILL AVE, Aurora Title, 07-12-2019
  - 2612 NOBILITY AVE, Island Title & Escrow Agency, 02-15-2019
  - 2626 KINGDOM AVE, Title Solutions of South Florida, 06-17-2019
  - 2626 NOBILITY AVE, Title Security and Escrow, 05-13-2019
  - 2630 KINGSMILL AVE, Attorney's Closing Services, 02-19-2019
  - 2642 MAJESTIC AVE, Alliance Title, 06-01-2019
  - 2666 EMPIRE AVE, State Title Partners, 03-19-2019
  - 2711 EMPIRE AVE, Island Title & Escrow Agency, Inc., 06-01-2019
  - 2738 KINGDOM AVE, Supreme Title Company, 02-15-2019
  - 2809 MAJESTIC AVE, Frese, Whitehead & Anderson, P.A., 06-20-2019
  - 3402 REIGN ST, Title Security and Escrow, 07-12-2019
  - 3528 REIGN ST, Prestige Title of Brevard, LLC, 07-02-2019
  - 3581 MONARCH ST, North American Title Company, 02-07-2019

## **OLD BUSINESS**

### **Date of HOA Officer's Board Certification Classes**

The upcoming date for the HOA certification class in Melbourne is September 24<sup>th</sup>. At least three members are planning to attend.

### **East Retention Pond & Lake Washington Ditch**

The ditch on Lake Washington was filled in. When heading west on sidewalk from our entrance, hole under blacktop was filled. The outlet box still needs fill; Jim awaiting quotes. Streets are in need of repaving. Jim to check with City Engineering; ongoing. Underground galvanized pipe on Longwood side needs work; no change.

### **Architectural Committee**

The ARC has continued sending Non-Compliant letters to homeowners. Specific violations include boats in driveways or on streets too long. Joe Wichart, ARC Chairman, stated that a signature has been added to the letters. Joe also mentioned that approval requests are being received that include roofing, which is mostly a city/county permit issue. Dennis mentioned that a complaint was made from a homeowner about receiving a letter.

### **Front Entrance**

Yellow lines, a keep right sign and street reflectors were added. Jim mentioned that he requested ideas from a landscaper for improving the curb appeal of the front entrance.

### **Parks/Playgrounds**

The subject of signage at the two parks was discussed for preventing dogs in these areas and posting operational hours. Jim mentioned that wording needs to be provided to the Board for approval before the signs should be obtained. Jim is to provide subject wording.

The cost to install door-sized gates on the retention pond fences at both parks is still in-work. Installing self-closing gates with child-resistant latches was also discussed. A quote for the cost is in-work. Joe asked if liability concerns should be addressed when adding the gates. No one seemed concerned if proper signs are posted similar to the main gate on Lake Washington.

## **NEW BUSINESS**

### **Miscellaneous**

The yard sale upcoming on October 5<sup>th</sup> was mentioned.

Comments were made concerning speeding and ignoring stop signs in the neighborhood and how to enforce observance. No immediate solutions were identified other than calling police or taking pictures/videos of offenders.

## **CLOSING**

The next meeting was scheduled for **October 17, 7:00PM** at Beef O'Bradys.

The meeting was closed at 8:02 by Dennis Thompson

Respectfully Submitted,  
Don Poole, Secretary