

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 November 21, 2019 by President Dennis Thompson. There following board members were present:

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

There were 4 others present.

The minutes of the October 17, 2019 meeting were read and approved.

TREASURER'S REPORT

The Treasurer's report was read and approved.



Kingsmill Homeowners Association

P.O. Box 361834 ♦ Melbourne, Florida 32936

www.kingsmill-hoa.com

Bank Balance as of November 21, 2019

Checking	x6777	\$39,385.44
Reserve Funds	x1247	\$46,378.22
		<hr/>
		\$85,763.66
Checks deposited today (0)		\$0.00
Cash on hand		\$85,763.66
38 (12%) Homeowners Dues (\$185.00) are not paid to date.		\$7,030.00
		\$92,793.66

- 22 (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
 - 3402 REIGN ST, Title Security and Escrow, 11-06-2019
 - 3528 REIGN ST, Prestige Title of Brevard, LLC, 07-02-2019
 - 3581 MONARCH ST, North American Title Company, 02-07-2019

OLD BUSINESS

East Retention Pond & Lake Washington Ditch

The east retention outlet box still needs fill; to be fixed this upcoming weekend.

Streets are in need of repaving. Joe Wichart stated that someone contacted the city and was told repaving isn't scheduled until 2021-2022.

Underground galvanized pipe on Longwood side needs work; no change. City may use a concrete liner rather than excavate. Potholes in our streets seem to be repaired in a timely manner.

Erosion concerns at the east retention pond were discussed

Front Entrance

Plants appear dead which raised the question of whether the sprinklers are working. Sprinkler company needs to be contacted. A \$1,600 (approx.) quote for new plants/shrubs at the front entrance was received. Norma Hodges was asked to help coordinate this effort.

Parks/Playgrounds

The need for signs at the two parks for preventing dogs in these areas and posting operational hours is ongoing. Wording was provided to the Board for approval before the signs can be obtained. Signs can now be ordered/installed.

The cost to install door-sized gates on the retention pond fences at both parks is still in-work. Other fence issues were discussed. The fence company will be contacted to request inspections of the fences at both retention ponds and make recommendations/quotes to make repairs.

Ants have been seen at playgrounds. Dennis dispersed chemicals to treat the ants. A caution/notice of the application of the chemicals was posted on Facebook when the chemicals were applied.

Rust on the playground equipment has been noticed. Dennis checked and noted that the rust seems superficial and can be controlled by applying a rust inhibitor spray. Debra checked into a possible need for a formal inspection of the playground equipment and found no agency that claimed oversight.

Drainage Impact Concern

A letter has been received by homes on Reign Street describing construction of a multistory structure that is planned on a nearby location. Jim Teele indicated that water drainage should not be an issue since the plan shows drainage to be north and then east away from Kingsmill .

NEW BUSINESS

Finances

Dues notices for 2020 will be prepared soon. A proposed budget was introduced by the Treasurer Jim Teele. After discussion of both the budget and dues amount, a motion was made by Dennis to keep the dues at \$185/property which was seconded and passed unanimously. The budget to remain the same as 2019 was also motioned, seconded and passed unanimously.

A motion to move \$30,000 from the checking account to the Reserve Fund was made by Jim Teele which was seconded. After discussion it was passed unanimously.

Miscellaneous

Garage Sale dates were proposed for May 2, 2020 with a rain date of May 16th and October 3rd with a rain date of October 10th.

Christmas lights at for the front entrance were bad and new ones need to be purchased. Lights and decorations at the front entrance will be installed on December 7th at 8:30 am.

The Board meetings in year 2020 will be held on the third Thursday of each month (excepting December) currently at Beef O'Bradys.. The meeting on March 19th will be the Annual Meeting.

A reminder to remove hurricane shutters will be sent via Facebook.

CLOSING

The next meeting was scheduled for **January 16, 2020, 7:00 PM** at Beef O'Bradys.
The meeting was closed at 7:58 by Dennis Thompson

Respectfully Submitted,
Don Poole, Secretary