

KINGSMILL HOMEOWNERS ASSOCIATION

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

The board of director's meeting was called to order at 7:00 PM on Thursday July 16, 2020 by President Dennis Thompson . The following board members were present:

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

There were 40 others signed in as present

The minutes of the June 18, 2020 meeting were read and approved as corrected.

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 July 16, 2020

Checking	x6777	\$68,780.97
Reserve Funds	x1247	\$46,381.70

		\$115,162.67
Checks deposited today (0)		\$0.00
Cash on hand		\$115,162.67
59 (18%) FY-2020 Homeowners Dues (\$185.00) are not paid to date.		\$10,915.00
		\$126,077.67

- 10 Estoppel Certification requested in FY 2020
 - 2430 KINGDOM AVE, State Title Partners, 01-19-2020
 - 2445 EMPIRE AVE, Foundation Title & Settlement Services, LLC, 01-19-2020
 - 2696 NOBILITY AVE, State Title Partners, 02-19-2020
 - 2727 KINGDOM AVE, Sunbelt Title Agency , 03-10-2020
 - 2682 NOBILITY AVE, Prestige Title of Brevard, 03-24-2020
 - 2808 KINGDOM AVE, Title Solutions of Florida, 03-25-2020
 - 2639 KINGSMILL AVE, Prestige Title of Brevard, 03-30-2020
 - 2611 KINGSMILL AVE, Aurora Title, 04-24-2020
 - 2810 MAJESTIC AVE, Title Security and Escrow, 05-18-2020
 - 2470 EMPIRE AVE, Supreme Title, 06-18-2020

Comments were made by numerous owners claiming that their dues checks were never cashed. Some had been recently cashed that were submitted in December 2019. Inquiries to the Treasurer had no responses. No explanation was made by the Treasurer.

OLD BUSINESS

Front Entrance

A \$1,600 (approx.) quote for new plants/shrubs at the front entrance had been received. A contractor has not responded to calls. Another contractor will be tried. A comment was made about no water being available at the spigot at the front entrance. This is probably a city issue. The sprinkler system does not function. A comment was made about it needing a new battery. Ongoing

Parks/Playgrounds

The cost to install door-sized gates on the retention pond fences at both parks is still in-work. A fence company was contacted and the inspection of the fences at both retention ponds was done to provide recommendations/quotes to make repairs. However, the company refused repairing, only replacement for an exorbitant amount. Another company has been contacted and awaiting more detailed estimate. Ongoing

A revised quote for playground equipment was received which is within the \$6,000 budget. Inspection of the existing equipment is needed to determine replacement requirements. Ongoing

Retention Pond Grass/Tree Trimming, etc.

Numerous complaints have been received concerning the grass not being trimmed next to the fence. The possibility of getting a different lawn service contractor was discussed. Trees and shrubs along the fence lines also need trimming. Two quotes with additional detail are expected soon.

Erosion on the pond walls has been increasing. The county has piles of rip-rap concrete chunks that might be available to use.

NEW BUSINESS

Election of Officers

A motion was made by Don Poole to remove James Teele as Treasurer for cause. The motion was seconded by Kelly. After lengthy discussion by the Board and owners present, the Board voted 3 for and 1 against this motion. James did not vote. Therefore, the motion passed.

A lengthy discussion continued as to who and how officers are selected. Dennis attempted to describe the process to the group. Finally, a recommendation was made to increase the number of Board members from five to seven. The Board agreed and voted unanimously to do so. James Teele then resigned as a Board member, thereby opening three vacancies.

After more discussion the following were voted by show of hands by the group to be new Directors: Lisa Landtrip, Karen Warr and Tim Baker.

The Board then voted for Donald "Don" Poole as President and Dennis Thompson as Secretary.

Finally, the position of Treasury was to be filled. Kelly Sheesley and Karen Warr were nominated. The Board then voted 5 to 2 for Karen to fill the position which was echoed by the group.

Entrance Wall Deterioration

The wall at the front entrance needs repair. After discussion, Lisa said she would get recommendations and estimates for repairs.

Book Swap Library

Nicole "Niki" Wilbert described the project and offered to coordinate it. After discussion Tim made a motion to provide up to \$400 which was seconded and passed unanimously

Miscellaneous

The accumulation of trash in the east pond outflow box is a concern of some owners in case of heavy rains. Flooding could occur if water flow is impeded. Ongoing

Some of the entrance lights around the palm trees continue to trip the GFI probably due to moisture. Since there are five GFIs, it's difficult to determine which is the problem. Removal of these lights was recommended. Ongoing

CLOSING

The next meeting was scheduled for **August 20, 2020, 7:00 PM** currently to be held at the West Pond Park. Attendees are asked to bring chairs.

The meeting was closed at 8:25 by Dennis Thompson

Respectfully Submitted, Don Poole, Secretary