

## 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 PM on Thursday, September 17, 2020 by President Don Poole . The following Board members were present:

Tim Baker - Director  
Debra Pendergast – Director  
Kelly Sheesley – Director  
Karen Warr - Treasurer

Joe Wichart - Architectural Review Committee Chairman

Lisa Lantrip - Director - Absent  
Dennis Thompson - Secretary - Absent

There were 5 others signed in as present

The minutes of the August 23, 2020 meeting were read and approved.

### **TREASURER'S REPORT**

Treasurer Karen reviewed and explained a very comprehensive series of financial reports and stated some of the actions she has taken. The status of HOA tax returns for previous years remains to be resolved.

### **OLD BUSINESS**

#### **Front Entrance**

The sprinkler system does not function. This has prevented proper watering of shrubs and plants.  
Ongoing

Entrance lights around the palm trees continue to trip the GFI probably due to moisture. Ongoing

The wall at the front entrance needs repair. Norma Hodges said that she would get recommendations and estimates for repairs as well as improvements for landscaping at the entrance.

#### **Parks/Playgrounds**

The new gates on the retention pond fences at both parks are complete.

Removal of the large playground equipment and installation of the new one will be accomplished as soon as the new one is delivered.

#### **Retention Pond Grass/Tree Trimming, etc.**

Various quotes for lawn and landscape maintenance have been received and more are anticipated. They will be evaluated and determined whether any are more suitable and cost effective versus our current contract.

Erosion on the pond walls has been increasing. No change - ongoing.

### **Welcome Committee**

Kelly had asked if the HOA has a welcoming committee. Currently there isn't one and she would draft one to submit to the Board.

### **Kingsmill Facebook Access**

A question had been raised about residents using Kingsmill social media for pseudo-personal use. The Board thought that some kind of approval should be required. However, the HOA has no control of content of the site; it only has control of who has access.

### **Email Addresses for HOA Officers**

Karen had suggested that email addresses should be established for each Board member. Ongoing

## **NEW BUSINESS**

### **Park Lights Malfunctioning**

The security light at the east park doesn't come on at dusk. The light at the west park never turns off. Eau Gallie Electric will be contacted to repair.

### **West Park Swing Set**

Shon Kimball, contractor to remove/install swing set, discussed whether to utilize concrete to secure swing set. After discussion a motion to add this to the project was seconded and passed unanimously. A revised cost estimate will be provided.

## **CLOSING**

The next meeting was scheduled for **October 15, 2020, 7:00 PM** currently to be held at the West Park. This may change due to earlier sunset and early darkness. Attendees are asked to bring chairs. The meeting was closed at 8:11 pm by Don Poole

Respectfully Submitted, Don Poole, President

## **SPECIAL MEETING**

A special director's telcon was called to order at 4:00 pm on Sunday, September 27, 2020 by President Don Poole. The following board members called in:

Tim Baker - Director  
Lisa Lantrip - Director  
Debra Pendergast- Director  
Kelly Sheesley - Director  
Dennis Thompson - Secretary  
Karen Warr - Treasurer

Joe Wichart - Architectural Review Committee Chairman

### **West Park Swing Set Installation**

The main purpose of this telcon was to review/approve the additional cost to remove/install the swing set due to the addition of pipe/concrete securing the legs. The total is \$1,380.00. Don suggested approving an additional 10% for any unknowns that came up. After discussion a motion was made and passed unanimously.

### **Next Meeting Schedule**

With days getting shorter, meeting at the west park is probably not going to be viable at 7:00 pm. Meeting earlier was discussed, but some could not attend. Meeting on Sunday afternoon was more agreeable and 4:00 pm seemed best for most. The third Sunday is before the normally scheduled third Thursday which seemed preferable. Therefore, the next meeting will be scheduled at 4:00 pm on October 11, 2020 at the West Park. The entrance sign will be updated to notify the residents.

### **Federal Tax Returns**

Because HOA federal tax returns were not submitted for numerous years, Karen, Dennis and I will be discussing this issue with a lawyer soo,

The telcon was closed at 4:16 pm by Don Poole