

February 20, 2022
KINGSMILL HOMEOWNERS' ASSOCIATION
P.O. Box 361834
Melbourne, FL 32936-1834

CALL TO ORDER:

The Board of Director's meeting was called to order at 3:04 PM on Sunday, February 20, 2022 by President, Don Poole

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Don Poole – President
Kris Baker – Secretary
Tim Baker – Director
Barbara Boden-Director

GUESTS PRESENT:

LAST MONTH'S MEETING MINUTES:

The minutes of the following meetings; 1/23 & 2/7 were emailed to Board members for review. There were no revisions or changes. Motion made for approval by Barbara, Don 2nd. Motion passed, all in favor.

TREASURER'S REPORT

Treasurer's monthly report was emailed to the board by Lonnie. Kris reported in Lonnie's absence. Tim made motion to approve January and February Treasurer's reports, Barbara 2nd. Motion passed, all in favor. Board discussed to have annual dues sent out to delinquent owners.

OLD BUSINESS

- **Lake Washington Erosion:** Don spoke with City. Don contacted homeowner and gave Melbourne City contact information about erosion at their property.
- **Project Entrance Wall/Fence:** Kris hasn't heard from Secure Fence QC person. **ACTION:** Kris will call fence company Monday to inquire when installation will be scheduled. Kris will continue to keep homeowners informed and manage the project. **Work in progress.**
 - **Lights on new fence:** Install after fence is installed. **ACTION:** Joe will need to disconnect existing fixtures week before new fence. **Work in progress**
- **Security Cameras:** no report **ACTION:** Lonnie will install the cameras to test product **Work in progress.**
- **Canal Tree Trimming:** Currently there are 2 dead palm trees that will need to be removed in the future. **Work in progress**
- **Embankment native plant/rock options:** no report. **ACTION:** Deb will check rock companies for quotes for another, more permanent solution for erosion issues. Also, will check with St. Johns Water for recommendations and suggestions. It was suggested that Eastern Florida College might have a free program for 'canal' oyster program. **Work in progress.**
- **Weeding front entrance:** **Ongoing**
- **Committees:** **Work in progress**
- **Top Caps for front mason wall:** Don measured top caps. We could use the broken demolition caps for erosion control. We would need to remove rebar. **ACTION:** Don volunteered to demo the caps and make forms for new concrete caps. Tim volunteered to help him. He would be interested in the project after his President term is completed. **We would need volunteers to help.** **Work in progress**
- **Homeowner Complaints:**
 - Don sent a letter to homeowner that submitted complaint regarding neighbors' dog and rude behavior of neighbor. It was discussed that the HOA is not able to help. There has been no response.

- Don sent email with contact information to homeowner that submitted complaint regarding their neighbors' sprinkler system is not working correctly. Homeowner is in NH. It was discussed that HOA will contact neighbor with complaint, and provide contact information for them to contact neighbor themselves. There has been no response.
- **Search for new lawncare company:** Selected Myers as new lawncare company. Don contacted the other bidders and told them they were not selected. Work was started last week.
- **Discussion about annual dues, sent out or emailed to last email on file.** Some homeowners said they didn't get the invoice, but it was sent to the current contact information. **ACTION:** Lonnie will check with BooksNBilling, regarding uploading data from City tax office and merge data base. Residents also should check spam folder as well. Lonnie needs to check with Karen, what did she do last year?
- **Violations:** Tim & Joe have submitted several violations to City. The violations were resolved after the city contacted homeowners. All Kingsmill homeowners can report violations, it does not need to be board member.
- Discussion regarding contacting an attorney, to revise/add to bylaws so we can have fines code violations. We would need to have 75% of residents vote yes for the changes/additions. In 2005, HOA had 18-line items to vote and only 66% replied. Suggested to check file cabinet for records for history **Work in progress**
- **EAST POND Erosion repair:** Don sent photo and contacted Ground Tek regarding section that was repaired and now has eroded. Company hasn't returned call **ACTION:** Don will call again for resolution. Tim will also contact Ground Tek and review contract. Don will provide contract. **Work in progress**

NEW BUSINESS:

- **Facebook:** how should Board respond to comments? This is not a Kingsmill HOA Facebook page. **ACTION:** Lonnie will continue to monitor Facebook and direct them to find answers on Kingsmill website and invite to meeting.
- **Taxes for 2021:** **ACTION:** Lonnie to follow up with BooksNBilling to submit taxes for 2021 now. **Work in progress**
- **Board Member Opening:** **ACTION:** We need to inform Kelly to post on front entrance sign. We will update website with announcement. There will be one director's position in March, at the annual meeting. Nominations for director will be taken. Anyone interested needs to fill out form on website and submit to nominating committee for review. Nominating Committee: Barbara, Don
- **Kingsmill Website:** Don uploaded to minutes to website. Old yearly budgets are on website. It was discussed and decided to remove old budgets. Don requested log on & password for director to be able to go on website.

CLOSING

The next meeting is our annual meeting and is scheduled for March 20, at 3:00, currently to be held at the West Park. Attendees are asked to bring chairs.

The meeting was closed at 4:19PM by President, Don Poole.

Respectfully Submitted,
Kris Baker, Secretary