

January 23, 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 3:00 PM on Sunday, January 23, 2022 by President, Don Poole

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Don Poole – President
Kris Baker – Secretary
Lonnie Fessler – Treasurer
Tim Baker – Director
Joe Ferriso – Director
Debbie Richardson- Director
Barbara Boden-Director

GUESTS PRESENT: Joe Wichart, Robin Cote, Dennis Thompson

LAST MONTH'S MEETING MINUTES:

The minutes of the following meetings; 11/14, 11/23, 12/12, 12/16, 12/21 were emailed to Board members for review. There were no revisions or changes. Motion made for approval by Deb and Lonnie 2nd. Motion passed, all in favor.

TREASURER'S REPORT

Treasurer's report was provided at the meeting by Lonnie. Report accepted and will be reviewed by members. Report to be approved February meeting.

OLD BUSINESS

- **Lake Washington Erosion:** Don spoke with City. City has not contacted Don. **ACTION:** Don will contact City again. **Work in progress**
- **Project Entrance Wall/Fence:** Kris received email from fence company regarding signatures of front entrance homeowners for permit. She met with both homeowners, reviewed fence, and schedule, and received their signatures. Kris submitted signed paperwork to fence company for them to submit permit. The projected week for demo and installation could be February 23. Week prior fence company QC person will contact Kris to meet and review scope of work. **ACTION:** Kris will continue to keep homeowners informed and manage the project. **Work in progress.**
- **Security Cameras:** Lonnie will install devices and select location where they are not noticeable. SD card was purchased. **ACTION:** Lonnie will install the cameras to test product **Work in progress.**
- **Canal Tree Trimming:** Completed. Don thought they did a good job. Branches will no longer interfere with mowing. **ACTION:** Currently there are 2 dead palm trees that will need to be removed in the future. **Work in progress**
- **Embankment native plant/rock options:** Lonnie, Don & Jeremy (new landscape company) evaluated the native plants. His advice is that we would need more plants, and it would take too long to grow and help with erosion. Where they are located now, should be moved lower on the embankment. Could be in the way of mowing also. No added benefit according to the mower company. **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.**

- **Lights on new fence:** All fixtures and materials have been ordered and received. **ACTION:** Install after fence is installed. Joe will need to disconnect existing fixtures week before new fence. **Work in progress.**
- **Weeding front entrance:** No youth weeding has been done. **ACTION:** Now that Holiday lights are taken down, Kris will schedule youth to weed. Kris will prune bushes that were run over by golf cart. They should grow back and fill in. **Ongoing**
- **Committees:** **Work in progress**
- **Top Caps for front mason wall:** Board will look at top cap situation. **ACTION:** Kris will continue to inquire about quotes. Board members will take a look and see other options that we might be able to ourselves. **Work in progress**

New Business:

- **Homeowner Complaints:**
 - Homeowner submitted complaint regarding neighbors' dog and rude behavior of neighbor. It was discussed that the HOA is not able to help. Don will send letter.
 - Homeowner 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
 - Homeowner complaint about brick pavers at entrance sinking. Kris spoke with City regarding who is responsible for the repair of pavers. City came out and said the cause was sprinkler issues. The repair is HOA responsibility and will need to be budgeted next year.
- **Search for new lawncare company:** Don & Lonnie walked with company. Company asked for budget from HOA. HOA will not provide budget prior to his bid. **ACTION:** HOA to research new lawncare companies prior to finished contract. It is difficult to get companies to give us bids.
- **Erosion Section/West Canal:** Repaired & Completed.
- Lonnie created on the HOA Website a form to formally request HOA records.
- 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.
- Discussion regarding residents abusing code and how to enforce. Many have trailers, boats not behind fence. We need to report and have city enforcement issues. Also pile of trimmed tree/branches by homeowner, next to West Park is getting larger and has been sitting there for a while.
- 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.
- **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 keep calling for resolution.

CLOSING

The next meeting was scheduled for February 20th, at 3:00, currently to be held at the West Park. Attendees are asked to bring chairs.

The meeting was closed at 4:14PM by President, Don Poole.

Respectfully Submitted,
Kris Baker, Secretary