

**Annual Meeting      March 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 3:00PM on Sunday, March 20, 2022 by President, Don Poole

**THE FOLLOWING BOARD MEMBERS WERE PRESENT:**

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

**GUESTS PRESENT:** 9 guests

**LAST MONTH'S MEETING MINUTES:**

The minutes of from 2/20 meeting were emailed to Board members for review. There were no revisions or changes. Motion made for approval by Tim, Lonnie2<sup>nd</sup>. Motion passed, all in favor.

**TREASURER'S REPORT**

Treasurer's monthly report was emailed to the board by Lonnie. Question regarding Ecor bill was not the same as January. Lonnie is looking into this. Taxes are complete. Lonnie will send tax for approval. BooksnBilling requested new board members after today's meeting, so she can submit the annual report. Deb made motion to approve Treasurer's report, Barbara 2<sup>nd</sup>. Motion passed, all in favor.

**OLD BUSINESS**

- **Project Entrance Wall/Fence:** As of today, the fence company has informed us last week of March they will be installing fence. **ACTION:** Kris will continue work with fence company and homeowners for any schedule changes. **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:** There are 2 dead palm trees on canal. **ACTION:** Tim will contact Myers for quote to remove. **Work in progress**
- **Embankment native plant/rock options:** Deb reached out to 5 companies and no one has returned phone call. It was suggested that Eastern Florida College might have a free program for 'canal' oyster program. Kris looked into the oyster program, and this was not for our canals, it was for the waterfront properties on the Lagoon. **ACTION:** Deb will check with St. Johns Water for recommendations and suggestions. Kris will get Deb contact information. **Work in progress.**
- **Weeding front entrance:** Student volunteers weeded the entrance March 15. Students would like to do this monthly. The bushes that got run over by golfcart were pruned. Pulled one dead bush out. Not sure if we should replace. **Ongoing**
- **Committees:** **Work in progress**
- **Top Caps for front mason wall:** Don estimated materials for 3.5" thick top cap, would be about \$xxx. Joe recommends foam caps and stucco on top and shared website to Don. We could use the broken demolition caps for erosion control. We would need to remove rebar. **ACTION:** Don will look at Joe's foam website. Don volunteered to demo the caps and make forms for new concrete caps. Kris asked visitors to contact board if they can help. Tim volunteered to help him. **Work in progress**
- **Homeowner Complaints:** no report

- **Discussion about late fees for 2022 annual dues:** Currently processing dues, and contacting homeowners on individual basis. Lonnie recommends late fees for 2022 dues, be waived for 30 days. Discussion about how to inform homeowners. **ACTION:** Kris will post on website. Kris will post on Facebook. Lonnie will connect with Kris on wording prior to post. Front sign will say, 'see website for updated information. Letters will not be sent out.
- **Violations:** Discussion about moving forward with violations with fees for future. **ACTION:** Kris to contact Dennis for attorney board used years ago.  
**Work in progress**
- **EAST POND Erosion repair:** Tim contacted Ground Tek for repairs to erosion. Ground Tek repaired last week, one section. There is another section that they originally did, and is now eroding. Couple of pipes were broken and were extended & repaired. There was no charge for repairs. Don sent photo and contacted Ground Tek regarding section that was repaired and now has eroded. Company hasn't returned call **ACTION:** Tim will contact Ground Tek about another section eroding, as well as the repaired section is also slipping. **Work in progress**
- **Facebook:** Creating a FB HOA page was discussed. This would be for homeowners only. **ACTION:** Lonnie will continue to monitor Facebook and direct them to find answers on Kingsmill website and invite to meeting. **Work in progress**
- **Kingsmill Website:** Don got password for website. Kris removed budgets from website. Having this information out for public to see, made it difficult to get fair bids. Discussion on new websites to have features that homeowners to pay, vote, submit architectural. **ACTION:** Kris will post meeting minutes. Future meeting minutes need to have financial information have been X out prior to posting. Kris will research HOA website companies and find out pricing and what other HOA's are using. Post on website, we need any updated emails for contact information. **Work in progress**

#### **NEW BUSINESS:**

- **Board Member Opening:** Board position was posted on website, as well as front sign. No one submitted application prior to March meeting to nomination committee. There is (1) board member Director opening, as Don's term is completed. Maria Moore, attended the March meeting and volunteered to be on the board. Nominating committee recommended Maria. Barbara closed nominations. Don made a motion for Maria Moore to be elected to be one of the directors on the HOA Board. All in favor. Welcome Maria! Everyone thanked Don for his service on the Board, as President & Secretary over the years.
- **Vote for President:** Lonnie & Deb nominated Kris for President. Kris accepted nomination. All in favor.
- **Vote for Secretary:** Lonnie nominated Deb for secretary. Deb accepted nomination. All in favor
- **Questions from homeowners who were present:**
  - Question regarding security camera locations.
  - Lawncare company so far is doing a good job. One issue, along fence, the weed control spray was overdone along homeowners' fence on West canal. **ACTION:** Tim will contact Myers
  - Question about doing a Newsletter. It was done in the past and homeowner thought it was good way to keep informed, since he doesn't live here. **ACTION:** discussion, next month.

#### **CLOSING**

The next meeting is our annual meeting and is scheduled for Tuesday, April 19, 6:30 at Frankie's Wings and Things, 1981 N Wickham Rd, Melbourne

The meeting was closed at 4:23PM by President, Don Poole. *Thanks Don, for all your dedication and help!*

Respectfully Submitted,  
Kris Baker, Secretary