

Monthly Meeting April 19, 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 6:30pm on Tuesday, April 19, 2022 by President, Kris Baker

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

Kris Baker – President
Deb Richardson – Secretary
Lonnie Fessler – Treasurer
Tim Baker – Director
Maria Moore- Director
Joe Ferriso-Director

GUESTS PRESENT: 2 guests

LAST MONTH'S MEETING MINUTES:

The minutes of from 3/20 meeting were emailed to Board members for review. There were no revisions or changes. Motion made for approval by Lonnie, Maria 2nd. Motion passed, all in favor.

Additionally, quorum was called at 6:00 4/5 via conference call on 4/5 to discuss Community Yard Sale on 5/14 (rain date 5/15) and 10/08 (rain date 10/09). Attending were Kris Baker, Deb Richardson, Joe Ferriso and Lonnie Fessler. Deb made motion to approve those dates, Joe 2nd. All in favor. Meeting adjourned 6:05pm.

TREASURER'S REPORT

Treasurer's monthly report was emailed late—Lonnie will email to everyone by the end of the week.

OLD BUSINESS

- **Project Entrance Wall/Fence:** Demo and install by end of this week. Joe will disconnect breaker today or tomorrow. 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:** Action: Kris and Deb will relocate the existing native plants on the west canal.
- **Weeding front entrance:** Myers was weeding the front entrance this week—Kris will inspect.
- **Committees:** Work in progress
- **Top Caps for front mason wall:** 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. Joe will check on foam instead of Concrete. Joe will pull at least 2 of the existing lights for future use, just in case.
- **Violations:** Discussion about moving forward with violations with fees for future. ACTION: Board will take turns keeping an eye out for violations and will notify the rest of the board of any infractions. All will email Code Enforcement to register complaint.
- **EAST POND Erosion repair:** ACTION: Tim will contact Ground Tek about another section eroding, as well as the repaired section is also slipping. Work in progress Eric and Glenn

(neighbors) have given Tim some info—. Main issue is gutter drains on Nobility are buried underground and are not piped correctly. Action: Tim will follow up with City of Melbourne and contractor

- **Facebook**. ACTION: Lonnie will continue to monitor Facebook and direct them to find answers on Kingsmill website and invite to meeting. Work in progress No need for separate page—too confusing for homeowners. Joe W. will monitor the current Facebook page and direct any HOA specific questions to the website.
- **Kingsmill Website**: . Kris will research HOA website companies and find out pricing and what other HOA's are using. Discussion on new websites to have features that homeowners to pay, vote, submit architectural. Action: Maria and Don Moore will head committee to compare options on website

NEW BUSINESS

Newsletter—Action: Deb will send a mock up to the board for approval and critique. Work in Progress

Homeowners' complaints—homeowner was complaining about neighbor's trash blowing in the street. Homeowner was very combative and threatened to sue HOA if problem wasn't solved. Kris and Tim spoke with homeowner with trash issue—she will correct.

Homeowner complained about a treehouse on her neighbor's property that directly overlooks their backyard. Kris called Code Enforcement, was advised it is within code.

Locks on East Canal Gate—Lock is corroded and needs to be replaced. Action: Lonnie will get a new lock and install using same code for lawn service company.

Legal Advice for bylaws addendum revisions; Action: Kris and Lonnie will meet with local attorney 4/22 at 11am to see what would need to be done to amend the bylaws to add possibilities of fines/liens for violations. Work in Progress

Front Sign--Thank Kelly for doing the Front sign, she did a great job—Action: Maria will be taking over going forward.

Architectural review report—Dennis had 2 homeowners apply for new roofs.

Violations—Board will take turns keeping an eye out for violations and will notify the rest of the board of any infractions. All will email Code Enforcement to register complaint.

HOA dues for 2023—Action: needs to be discussed starting at the August meeting, ready to go no later than the November meeting.

CLOSING

The next meeting is scheduled for Tuesday, May 17, 6:30 at Frankie's Wings and Things, 1981 N Wickham Rd, Melbourne

The meeting was closed at 7:48 pm by President, Kris Baker.

Respectfully Submitted,
Deb Richardson, Secretary