

**Additional Meeting May 11, 2022**  
**KINGSMILL HOMEOWNERS' ASSOCIATION**

P.O. Box 361834  
Melbourne, FL 32936-1834

**CALL TO ORDER:**

Additional Board of Director's meeting was called to order at 6:30PM on Wednesday, May 11, 2022 by President, Kris Baker

**THE FOLLOWING BOARD MEMBERS WERE PRESENT:**

Kris Baker – President  
Lonnie Fessler – Treasurer  
Tim Baker – Director  
Barbara Boden- Director  
Joe Ferriso-Director  
Maria Moore-Director

**OLD BUSINESS**

- **Update on Erosion on East Retention Pond:** Update on erosion and the City of Melbourne repairs at the area given by Tim. The work is not complete. The concern about the slope was discussed. As per an email today, 5/12, the slope will match the old existing slope, not change to current standards of slope. **ACTION:** Kris will continue to update document of emails/photos for the HOA records. **Work in progress.**
  - **Lights on new fence:** Installation of new lights will begin after County work on west side of ditch is corrected.
- **Letter from attorney for pond homeowners to disconnect gutters:** Discussion regarding a requested letter from our attorney to compose a letter for homeowners to sign, stating they will disconnect from their house and not drain into the pond. **ACTION:** Kris will contact attorney to proceed with draft of letter. As a board we will need to go door to door to get signatures. We can explain and show photos of erosion issue and why it is important to do this. **Work in progress.**
- **Update on entrance fence:** Update on entrance fence installation was given by Lonnie & Kris. The owner of the fence company came out to review punch list items that we weren't satisfied with, ie: huge gap west side, top caps not secure, screwing systems was not secure in some panels. Motion made by Tim to proceed with what the fence company is suggesting to fix the issues, as per an email confirmation from the owner. Barbara 2<sup>nd</sup>, all in favor **ACTION:** Lonnie to contact Fence company owner, and request email of scope of work to do repairs with no charge to HOA **Work in progress.**
- **County work on ditch west side of entrance:** Kris contacted the County regarding the erosion at the west side of entrance ditch since the new fence was installed. Inspector came out and agreed to repair slope and ditch. He recommended to be contacted to schedule work after the fence company did their punch list items. **ACTION:** Kris to contact County for scheduling **Work in progress.**
- **By laws/declaration revisions:** Discussion of recommendations from attorney on how to proceed with revisions/additions to existing declaration. Motion made by Lonnie to draft vote for majority vote change and not % vote, which is currently in declaration. Electronic voting with new website will also be added to this statement. Maria 2<sup>nd</sup>, all in favor **ACTION:** Kris to contact attorney to proceed with draft **Work in progress**
- **'Sinkhole' issue at junction box/overflow:** Discussion regarding the emails from the City, and their observations with the sinkhole at the junction box, overflow that HOA needs to repair. **ACTION:** Kris contacted company recommended by City. Hope to confirm meeting this Friday 5/13 for quote of repairs needed to be done by HOA. **Work in progress**
- **Arch review:** Kris & Dennis drove every street to review who he has gotten an ARCH review application from. Dennis will provide a monthly report for the Board to review. Dennis has also been noting potholes in all the streets and reporting it for repair to the City. **ACTION:** This committee needs one more person, to assist Dennis. **Work in progress**

- **Yard sale signs:** Kris bought additional yard sale signs for this weekend community yard sale. **ACTION:** Lonnie will put them at different locations in Kingsmill to draw public to back of community. **Work in progress**

**CLOSING**

The meeting was closed at 7:39PM by President, Kris Baker.

Respectfully Submitted,  
Kris Baker in Deb 'absence