

Monthly Meeting June 8, 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 6:44 pm on Wednesday June 8, 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
Barbara Boden-Director

GUESTS PRESENT: Don Moore

LAST MONTH'S MEETING MINUTES:

Minutes from 5/17 were emailed to board members, Maria moved to approve, Barbara second--all approved.

TREASURER'S REPORT

Report was sent out 6/8. Motion to approve Barbara, Lonnie 2nd. All approved.

OLD BUSINESS

- **Project Entrance Wall/Fence:** Secure Fence did requested repairs, paid in full, fence is complete!! Yay!!
- **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 after fence corrections are complete. Work in progress
- **Lights on new fence:** ACTION: Joe will install lighting after fence is installation is resolved and County does ditch work is complete. Work in progress
- **Security Cameras:** 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
- **Top Caps for front mason wall:** ACTION: Joe will confirm dimensions and inquire about materials. Joe will update Work in progress
- **Homeowner Complaints:**
Tim had homeowner complain that her chain link gate was below grade. Tim explained that the gate is the homeowners responsibility, HOA owns the fence but not the gates.
- **EAST POND Erosion repair:** Tim will contact Ground Tek for quote for repair for erosion. Kris will continue to work with attorney, with letter/documentation for disconnection for homeowners. We need to add deadline for disconnect to the letter. Kris will continue to document of emails/photos for the HOA records. Update: Issue is that the gutter drains for the east canal are underground, but

not deep enough. Tim has contacted Sunstate Tree & Landscape to see what is needed going forward.

- **Letter from attorney for pond homeowners to disconnect gutters:**

Update: nothing in city code covering gutter drains. We will see about adding it to the bylaws/declarations to have the homeowners correct. Discussion to go door-to-door to ask about disconnecting gutters.

Lonnie made Motion to send certified letter with SASE (to our PO Box) and then go door-to-door. Tim 2nd-all approved. Deb will get address of homeowners to contact.

- **'Sinkhole' issue at overflow box:** Update: Bid from contractor was discussed. Lonnie made Motion to accept \$6700 bid to repair, Maria 2nd- All in favor. Kris will contact Central Pipe Rehab. (Company was referred by city of Melbourne.)
- **Kingsmill Website:** Paid HOA Start \$900. New website is www.kingsmill-hoa.org Site is not live, Maria and Kris will work with email company to update. Work in Progress.
- **Newsletter:** Only revision is to include Lonnie's, Tim's and Deb's personal phone number. Deb to make a PDF and send to Kris to post on website Work in progress
- **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 Lonnie will also contact Longwood development the new code Work in Progress
- **Declaration revision for voting/online:** Attorney sent proposed letter to board, all reviewed. Lonnie wants a 30 day instead of 90 to return added in the wording. Lonnie will contact attorney to ask.
- **Legal Advice for bylaws addendum revisions; Fines for violations** ACTION: Will continue this project after vote is complete for majority & electronic voting. Work in progress
- **Front Sign**—Great job Maria and Don, thank you!
- **Architectural review report:** Update: Barbara's husband Dale Kimble will work with Dennis and take over checking the official email address. Board will notify Barbara with any homes we see with work being done and check if an AOC request has been sent
- **HOA dues for 2023**—Letter will be sent in August to all homeowners regarding new website and process to pay annual dues. Dues to be sent no later than November.
- **Budget:** When we discuss budget for next year, Lonnie wants to add chain link fence repair to the annual maintenance budget.

NEW BUSINESS

- **Questions from homeowners who were present:**

CLOSING

The next meeting is scheduled for Wednesday July 13, 2022 at Kelly's Burgers and Beers 650 Wickham Rd. Melbourne FL

The meeting was closed at 8:36 pm by President, Kris Baker.

Respectfully Submitted,
Deb Richardson, Secretary