

Monthly Meeting July 13, 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 6:32 pm on Wednesday July 13 2022 by President, Kris Baker

THE FOLLOWING BOARD MEMBERS WERE PRESENT:

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

Homeowners attending: Loren Serpa, Dayna Serpa

LAST MONTH'S MEETING MINUTES:

Minutes from 6/8 were emailed to board members, Lonnie moved to approve, Tim second--all approved.

TREASURER'S REPORT

Report will be sent out 7/14. Lonnie covered report. Motion to approve Deb, Joe 2nd. All approved.

OLD BUSINESS

- **Top caps** on new section of fence need to be secured. Joe and Tim will address. 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 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:**
- **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.
- **Update:** Tim heard from Lush Landscaping will reinforce 100 feet of east canal with rock for approx. \$12,000. They would need 50% upfront.

- **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.
Update—motion to pay attorney to draft letter to homeowners to disconnect gutters and to sign and return agreement. Lonnie motion, Tim 2nd. All approved. Kris & Lonnie will contact attorney.
- **‘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.) **Update**—project is complete. We still need to make final payment after Kris has questions answered.
- **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. **Update:** Kris and Maria are getting the website updated—work in progress.
- **Locks on East Canal Gate**—Lock has been replaced—thanks Don(?)!
- **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.
Update: Homeowners meeting at West Park on 8/21 at 4:00 pm to get info out to HO re: new declarations and E-voting.
- **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
- **Architectural review report:** Update: Barbara’s husband Dale Kimble will 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. **Update: Dayna Serpa will help Dennis.** Motion to approve Dayna added to ARC made by Joe, Lonnie 2nd. All approved. Kris will send email to Dale with update.
- **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. **Update:** budget meeting will be 8/3 at 6:30 at Kris and Tim’s house.
- **Budget:** When we discuss budget for next year, Lonnie wants to add chain link fence repair to the annual maintenance budget.

NEW BUSINESS

- **Website on front fence:** need to change website name. Lonnie will go up and see about changing the website on the sign.
- **Old website:** letter need to be drafted informing the former website owner that we will be discontinuing use of the current website. Motion to draft letter made by Tim. 2nd by Deb. All approved.
- **Lock on both canals:** Need to replace locks on both canals and both parks. Combination will be given to Myers, E-Corr and Longwood. Combinations will be addressed next month—separate for parks??

- **Questions from homeowners who were present:** Code violations—informed that at the present time only option is code enforcement.

CLOSING

The next meeting is scheduled for Wednesday August 8, 2022 at Kelly's Burgers and Beers 650 Wickham Rd. Melbourne FL

The meeting was closed at 8:11 pm by President, Kris Baker.

Respectfully Submitted,
Deb Richardson, Secretary