

Monthly Meeting August 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 6:32 pm on Wednesday August 8, 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
Maria Moore—Director
Barbara Boden--Director

Homeowners attending: Kelly Kranz-Sheeley: Don Moore

LAST MONTH'S MEETING MINUTES:

July minutes will be emailed this week—we will approve next month

TREASURER'S REPORT

Report was emailed to board 8/8. Question about Automatic Rain—Myers should be doing irrigation. Tim will call and see about contract. Tim motion to approve, Barbara 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 **Update**—no return call from the City. Maria will call.
- **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 **Update:** Joe will try to address this weekend.
- **Security Cameras:** ACTION: Lonnie will install the cameras to test product Work in progress. **No Update.**
- **Canal Tree Trimming:** There are 2 dead palm trees on canal. ACTION: Tim will contact Myers for quote to remove. Work in progress **No Update**
- **Top Caps for front mason wall:** ACTION: Joe will confirm dimensions and inquire about materials. Joe will update Work in progress **No Update**
- **Homeowner Complaints:** Kelly is asking HOA to add statement to Website re: golf carts on paved streets. City of Melbourne police dept states they are not allowed. There have been some issues with neighbors driving carts on road illegally. Neighborhood FB page got ugly—names were called, etc. Maria found statute stating carts are not allowed:

- **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 (subsidiary of Sunstate) they will reinforce 100 feet of east canal with rock for approx. \$12,000. They would need 50% upfront. **Update:** Tim will make sure quote is still valid and we will discuss next meeting
- **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. Work in Progress
- **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 : Kris and Maria are getting the website updated—work in progress. **Update**—Kris is working with company to add payment option for homeowners.
- **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. **Update**—Lonnie to contact attorney to confirm that we want to move forward.
- **Legal Advice for bylaws addendum revisions; Fines for violations** ACTION: Will continue this project after vote is complete for majority & electronic voting. Still 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 ARC request has been sent. **Update:** Dale sent form updating ARC contact info to Kris.
- **HOA dues for 2023**—Letter will be sent in September to all homeowners regarding new website and process to pay annual dues. Dues to be sent no later than November 30.
- **Budget:** When we discuss budget for next year, Lonnie wants to add chain link fence repair to the annual maintenance budget. **Update:** no plans to add chain link fence repair to 2023 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. **Work in progress**—plants need to be trimmed before anything happens, Joe believes they are wood letters, easy to remove.

- **Old website:** letter need to be drafted informing the former website owner (Jim Teele) that we will be discontinuing use of the current website. Motion to draft letter made by Tim. 2nd by Deb. All approved. Need to contact attorney to draft letter. Kris will contact attorney
- **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?? Update—tabled for later discussion—do we even need to lock parks??
- **Bill from Attorney** for services rendered. Amount is \$1175.00. Motion to pay by Deb, Lonnie 2nd. All approved. Lonnie will ask Books and Billing to send payment.
- **Budget meeting**—next scheduled meeting to discuss budget is 8/9 at 6:30 at Kris and Tim’s house

CLOSING

The next meeting is scheduled for Monday September 12 at Kelly’s Burgers and Beers 650 Wickham Rd. Melbourne FL

The meeting was closed at 7:47 pm by President, Kris Baker.

Respectfully Submitted,
Deb Richardson, Secretary