

Kingsley Creek Homeowners Association, Inc.

Initial Board Meeting Minutes

Date: Wednesday, 11/1/2023

Time: 7:00 – 8:00 p.m.

1. Call to order – The meeting was called to order on Wednesday, 11/1/2023, 7:05 p.m.
2. Establish a Quorum of Board of Directors – A quorum of the board was present with Michelle Sullivan, Eli Sioushansian, and Kevin Martin. Also present were Terrance Burns of Evergreen Lifestyle Management (ELM) and Keith Skorewicz of Appleton Reiss selected by Taylor Morrison to be the HOA Board attorney. Others present included Nora Schuster (LCAM for Taylor Morrison) and Julie Hamoud (CAM Operations for ELM).
3. Proof of Notice – Proof of notice of the meeting was sent USPS dated 10/13/2023, more than 48 hours notification and accepted by the BOD.
4. New Business
 - i. Elect BOD positions including President, Vice President, and Secretary/Treasurer. Kevin Martin nominated the following and Michelle Sullivan 2nd the nomination and all agreed:
 1. Nomination for President – Michelle Sullivan
 2. Nomination for Vice President – Eli Sioushansian
 3. Nomination for Secretary/Treasurer – Kevin Martin
 - ii. Sign KC Committee Charters:
 1. The BOD then signed the charters for the following committees: Grounds, Finance, Pool, Social, Technology, ARB, and CERT.
 2. PDF documents were sent to ELM, BOD, and other committee chairs on 11/8/2023.
 - iii. Determine next meeting date/time – 11/10/2023 from 6-8pm (moved from original date/time.)
 - iv. Open Forum – a few homeowners stayed and asked questions, wanted transparency of minutes, etc..
 - v. Michelle discussed Executive Sessions and that the BOD would like to review additional Community Management agreements in an Executive Session without ELM present and why.
5. Adjournment - with nothing further to discuss the meeting was adjourned at 8:00 p.m.