

Kingsley Creek Homeowners Association, Inc.

Initial Board Meeting Minutes

Date: Friday 11/10/2023

Time: 6:00 – 8:00 p.m.

1. Call to order – The meeting was called to order on Wednesday, 11/10/2023, 6:00 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).
3. Proof of Notice – Proof of notice of the meeting was posted at the mailbox on 10/8/2023, more than 48 hours notification and accepted by the BOD.
4. New Business
  - i. Insurance (Requested 1 new quote) – Michelle discussed that one area of being severely overbudgeted was in the area of insurance. ELM budgeted \$6,000 for the year 2023 and the policy that was signed was for over \$17,000. We are attempting to get a better quote/policy.
  - ii. 2024 Budget – Kevin indicated that he meets with Bea Bennett (Finance Committee Chair) to discuss the HOA's finances and 2024 budget. The meeting is scheduled for 11/16/2023.
  - iii. Community Management Companies (2 contracts attached) – Please review – we have 2 more coming and then we will have the Finance Committee review and provide feedback.
  - iv. Florida Statute 720.3045 (Memo for Record Attached) – The board will ask the attorney to review. This statute effective 7/1/2023 says that homeowners can have sheds, RVs, boats, etc., stored on their properties.
  - v. Email Addresses for the HOA Board – ELM recommended that we get KC email addresses.
  - vi. Kingsley Creek Committees and Member Roster – provided to the board for their information and recruitment of additional members.
  - vii. Social Committee Update provided and posted to ELM website and Kingsley Creekers Facebook Page.
  - viii. Technology Committee Update provided and posted to ELM website and Kingsley Creekers Facebook Page.
  - ix. Open Forum – a few homeowners stayed and asked questions, one homeowner asked about an issue at the pool concerning his granddaughter and another child who were caught removing flowers from the planters. Michelle Sullivan caught the children on 11/8/2023 at 4:45pm. They were at the pool with a caretaker who may not have understood that this activity was not allowed. The caretaker did not know her address or employer's name and the little girls did not know their parent's name. So, Michelle took the pool FOB from the caretaker and provided her with a slip of paper with Michelle's name and number on the paper and asked that the homeowner give her a call – which she did. Michelle sent an incident report to the Pool Committee chair on 11/10/2023 accounting for what happened.
5. Adjournment - with nothing further to discuss the meeting was adjourned at 8:00 p.m.