

Kingsley Creek Landscape/Grounds Committee Meeting Minutes

Meeting Date and Time	
Date of Meeting:	September 6, 2023
Time of Meeting:	7:00 PM
Meeting Location	
Location of Meeting:	Nassau County Fernandina Library City Of Fernandina Beach Fernandina Beach, Florida 32034
Meeting Attendees	
Present at Meeting:	Michelle Sullivan (ex-officio) Roy Nestor Darlene Nestor Ben Sherber Jen Sherber
Absent from Meeting:	Elizabeth Tenkley Richard Brown Jill Parkman Knight Alan Frampton

The regular meeting of the of Kingsley Creek Landscape/Grounds Committee was called to order at 7:03 PM on September 6, 2023 at Nassau County Fernandina Library by Roy Nestor.

I. Approval of Agenda

The agenda for the meeting was distributed and unanimously approved.

II. Review of Previous Minutes

The minutes of the previous meeting were reviewed and unanimously approved .

III. Consideration of Open Issues

1. History Of Kingsley Creek
Michelle Sullivan
Michelle Sullivan presented the history of Kingsely Creek (KC) formally known as Barnwell Manor. AV Homes was the original developer which quickly became a part of Taylor Morrison (TM) Homes Division. Additional discussion ensued about preserve areas, and other adjoining properties. It was somewhat unclear as to what is currently KC common property. It is unknown what cash will remain at KC turnover from TM. No action taken.
2. Storm Water Ponds And Drainage Sytem
Michelle Sullivan
Michelle brought the committee up to speed regarding pond access, storm pipe system & maintenance, pond and storm water management systems, water quality, professional pond maintenance (Solitude) contract, pond maintenance and landscape maintenance deeded access. Some 8 property fences impinge or block pond and landscape maintenance access. Taylor Morrison and President Sullivan are resolving pond access issues before KC turnover on November 1, 2023. Discussed below issues:
 - * Michelle has formally requested that storm drainage system have all pipes cleaned out since construction is over.
 - * Trash and recycling pick up by one vendor.
 - * Try and reduce millage rate levy by Nassau County since we pay the same millage rate as communities where Nassau County maintains roads. Our and street lights and paved roads are private (KC) and we must budget and save in reserves accounts for eventual repaving costs so our millage rate should be reduced.No action taken.
3. KC Grounds Committee Charter
Michelle Sullivan
Michelle reviewed our "Draft" Ground Committee Charter. This document will be distributed to the committee for future consideration and possible changes. No action taken.

4. Grounds And Landscape Program

Roy Nestor

Roy introduced Todd Whitworth, Owner of Whit's End (WE) Property Maintenance. Todd provided an overview of what he has been asked to do by Evergreen Management. Todd discussed his responsibilities and areas to maintain in his contract. He needs good direction in the following areas;

We get 6 insect and fertilization visits (except grass at ponds).

Mowing is done with a six person crew every Wednesday.

* planters in pool area and pool entrance landscape is done.

Maintenance of common area sprinkler systems.

* Please report concerns (photo's are best) to Terrance Burns, Association Manager (904-910-5221) with Evergreen.

This may change in the future.

* Need HOA direction on plants, flowers, Christmas decorations,

* Maintaining the butterfly garden. Trash can emptying in the garden.

No action taken.

5. Other Items

Roy Nestor

* Review Articles of Incorporation

Need to remove "TM Construction Entrance Sign at O'Neil-Scott Road before turnover

* Need to remove TM Construction Poster Billboard at the end of Goodwood Drive before turnover.

Cluster Mail Box Shelter located at pool parking lot.

* Improve lighting on West side of the mailboxes.

Reviewed our overlap with a separate Pool Committee headed up by Rose Mikelson.

Rule enforcement for common grounds and pool. Is this Evergreen's responsibility?

* Beautify back entrance landscape.

* Add a KC monument to indicate it is KC property and Goodwood Dr. and O'Neil Scott Road. We should consider help from Nassau County or arbor foundation for help purchasing and planting native plants and trees.

* Consider future Pickleball courts.

* We'll review current Committee Charter, and Landscape/Grounds, and Pond storm drainage system after turnover.

IV. Agenda and Time of Next Meeting

The next meeting will be held at 6:00 PM on January 17, 2024 at:

Roy & Darlene's Home

94050 Goodwood Dr

Fernandina Beach, Florida 32034

The agenda for the next meeting is as follows:

Approve or amend these minutes. Review contracts, elect vice chair and secretary, review budget, discuss any issues since this September 6, meeting, discuss recruiting new members and try and determine existing members interest in continuing voluntary service to this committee, invite Michelle Sullivan to bring this committee up to speed on Board turnover from TM and review any issues from the new KC Board. Vote to decide important issues to be addressed by the KC Board from this committee.

The meeting was adjourned at 8:37 PM by Roy Nestor.

Minutes submitted by: Jan Sherber

Minutes approved by: Roy Nestor