

Kingsley Creek Homeowners Association, Inc.

HOA Board Meeting

Date: October 14, 2024

Time: 8:22 PM – 9:04 PM

1. Call to order – The meeting was called to order on 10/14/2024, at 8:22 pm by Jon Schroeder, President of the Kingsley Creek HOA.
2. Proof of Notice – Proof of notice of the meeting was posted on the community mailboxes more than 48 hours prior to the meeting start as required on 10/12/2024 at 6:04 am.
3. Establish a Quorum of BOD – A quorum of the board was present with Jon Schroeder (President), Eli Sioushansian (Vice President), and Kevin Martin (Treasurer / Secretary). Additionally, the two non-board member Vice Presidents, Terrance Burns from Evergreen and approximately 30 homeowners were present for the meeting. – a quorum of the board was declared.

Presentation of Reports:

- a. Officer Reports. All board members yielded their time for reports.
- b. Manager's Report
 - a. The no outlet signage is awaiting production.

Committee Reports:

- a. Finance – Working with RM to obtain invoicing with the paid checks.
- b. Grounds
 - a. Obtaining awning estimate for mail box area.
 - b. Will be giving the board 4 landscaping estimates
 - c. Will be giving board 3 pond maintenance estimates
- c. Pool
 - a. Committee is completing small repairs (light broken, caulk, fuse box)
 - b. Kevin asked the committee to look at the frequency of cleaning and obtaining quotes for the janitorial services at the pool.
- d. Technology
 - a. All cameras and computers are functional.
 - b. FPL has yet to install surge protection
 - c. Paul will look at quotes to have non FPL protection for pool equipment as FPL will not warranty that portion.

Old Business:

- a. Update Annual Calendar – Jon updated during the meeting
- b. Attorney Updates – Not available as the firm evacuated for the hurricane.

New Business:

- a. Two collections referrals – Both have paid enough to not be in collections.
- b. Hurricane damage assessment – minimal damage reported
- c. Tre removal 93016 Cope Court – Board approved the removal of two dead trees.
- d. Review of Community Standards Update – Pushed to next meeting because of lack of time.

Open Forum:

- a. A homeowner asked about gating the neighborhood and gave their opinion against it. Kevin volunteered to obtain quotes for gates to have a starting point to see if gates are a feasible option and the cost associated.
4. Adjournment – The next meeting is tentatively scheduled for the week of November 11th.
With nothing further to discuss the meeting was adjourned at 9:04 PM.