

Kingsley Creek Landscape/Grounds Committee

Meeting Minutes for November 2024

Meeting Date and Time	
Date of Meeting	Nov. 14, 2024
Time of Meeting	1830 hrs.
Meeting Location	
Location of Meeting:	Zoom
Meeting Attendees	
Present at Meeting	Roy Nestor Jaclyn Chamberlain Ben Sherber Renea Walton Paul Mettke Jan-Cote Merrow Spencer Deveaux (Community Association Manager for Real Manage)
Absent from Meeting	Jennifer Sherber Ron Walton

Regular meeting of the of Kingsley Creek Landscape/Grounds Committee was called to order at 06:30 PM (ET) on November 14, 2024 via Zoom by Roy Nestor

I. Approval of Agenda

The agenda for the meeting was distributed on the Kinsley Creekers Facebook site prior to the present meeting by Roy Nester.

II. Review of Previous Minutes

The minutes of the previous meeting were reviewed and no changes were recommended

III. Introduction of Guest- Spencer Deveaux was introduced as the Community Association Manager for Real Manage who is filling in for Terrance

IV. Old Business

- A. Wetland drainage has been cleared and cleaned out by Absolute Contracting. Waiting on St.Johns River Water Management District for approval to clear overgrowth from around wetland intake basin and add stone rip-rap to hold-down future growth. This job is located at the rear of 93114 Sandown Dr. Discussion led by Roy.
- B The leaking pool house water backflow valve has been repaired. The valve insulation was replaced by Roy.
- C Four Landscape & Grounds Mowing contractor bids have been presented to HOA Board. . The KC Board approved Trim-All services beginning January 1, 2025.

V. New Business

- A. **Lake Managements Contractors for 2025 was discussed.** Three companies were discussed including Solitude which we currently use.
1. Lake Doctors-Management- After some discussion it was concluded the committee had heard several complaints about service provided. Cost \$890.00 per month.
 2. Florida Waterways- Currently does Wildlight. Owner assist in performing pond maintenance along with employees. Service includes maintaining each lake monthly. Company maintains a 100% control guarantee of ponds. Owner has Aquatics Biology degree from Florida State, Certified Master Pond Management form Clemson, and Florida Master Naturalist from UF. Cost \$875.00 per month. Based out of Jacksonville.
 3. Solitude-Current Lake management company. There have been numerous issues with getting the ponds maintained appropriately. Long periods where maintenance is not performed. Frequent turnover of employees creates inconsistently. Ponds have deteriorated under their service. Cost \$685.00 per month

There were a few other companies, such as Charles Aquatics and Aquagenix, that had been considered but have poor ratings and poor service from communities using them. Flora Park who has 17 ponds recently terminated Charles Aquatics.

Therefore, after considerable discussion it was unanimously agreed Kingsley Creek will, with HOA Board approval, terminate Solitude and recommend using Florida Waterways for Lake Management beginning in February 2025. This recommendation will now be forwarded to the KC HOA Board members.

- B. **Pool Management Contractors-** Paul provided an excellent presentation regarding pool management companies and pool issues found during assessment. Three companies were considered
1. Pool Magic
 2. CBus Enterprise
 3. Coastal Luxury Outdoors (current company)

It was decided to stay with Coastal Luxury Outdoors for 2025 based on price, service, and they provide all the chemicals which was not the case for CBus Enterprises

Issues identified with pool are as follows

1. Incomplete signage – corrected by Paul
Still need to replace second sign damaged in hurricane
Estimate \$65 - \$95 each (recommend we replace both)
2. Missing bumper on ladder
Potential safety issue / could be pinch point
Will look to see if this can be purchased from Pinch a Penny
3. Degraded life preservers – compliance
Will get quote for 2 with rope attached (Estimate ~\$125 each (recommendation to buy life preservers that come with UV protective bags to prevent deterioration)
4. Missing documentation for Health Department–
Need to confirm/validate the DOH requirement for this item. Needs to be maintained where Health Dept can readily see it if needed.

Existing Pool Issues – investigation in process

5. Missing grout at pool edge (side closest to lady's bathroom). Grout caulk purchased for \$20. Will fix ourselves during off peak months
6. Pool lights – 3 out of 4 lights not working. Verbal estimate received from Pool Magic
Lights ~\$650 each + labor (best to replace them all)
Check on warranty, but hold on purchasing while checking the warranty.

7. Stain in middle section of the pool close to marsh side. This is most likely rebar and will only get worse over time.

THIS IS A MAJOR REPAIR – pool will need to be drained and area cut out and replaced. Paul is investigating pool builders' warranty at this time.

C. Discussion on Mailbox Canopy

Mailbox Canopy proposal has been approved by HOA Board. The community bulletin board and under canopy lighting pricing to be obtained and presented to the KC HOA Board in December 2024, or after installation for best estimates.

D. Back entrance tree planting plan.

Several trees and plants have been donated to plant at the back entrance to KC. Jackie stated she would create a design using the variety of trees, including Holly, Maple, Cypress, and Oleander prior to arranging a day for the community to assist with planting. It was noted there are some erosion issues (South side bank) that the trees would help with. Also believe filling in with soil and planting sod would stop the erosion. Cost of this would need to be discussed with KC HOA Board. Also, the plan is to reserve an area for a concrete pad for bicycle security.

- E. **Discussion about black mold/algae on sidewalk at Butterfly Garden.** Committee member has pressure washer and will address.

- F. **Holiday decorations at front entrance to KC were discussed.** HOA Board has approved \$750 for updated decoration cost. Last year decorations were donated. Jackie will research decorations and cost. Once decorations are purchased a day will be scheduled for the community to help decorate.

VI. Open Floor

- A. Spencer was asked to check to see how many flower change outs we have paid for this year with Whits End Landscape Company. We have only had one change out done plus what was done in the planters at the pool. If we have paid for more than one, we will need to arrange a winter change out.
- B. The drain in the pool parking lot is not draining well. Spencer agreed to have maintenance check it out.

- VII. Next Meeting** - The Committee voted to keep the second Thursday of each month for our regular monthly meetings, but change the start times to 2:00 PM. The next meeting is scheduled for December 12, 2024 at 2:00 PM.

- VIII. Adjournment:** 8:12 PM