

KINGS COVE HOMEOWNER'S ASSOCIATION
Annual Meeting
Faith Outreach Church
Oviedo, FL 32765
December 2, 2021

Call to Order: President Walt Monser called the meeting to order at 7:15 p.m.

Attendance: Proxies were called for by the President. A quorum of property owners representing at least 31% (30) of the membership was present either in person or by proxy.

2020 Annual Meeting Minutes: Minutes were distributed at the meeting. Motion to approve by Yvonne Bell, seconded by Bill Harris. All present voted in favor. Motion carries.

Treasurers Report: Review of 2020 income/expenses was presented by Heather Fipps, KCHOA Treasurer.

The 2021 budget was presented. Discussion about reserves followed. 70% of average budget should be in reserves to cover major repairs/replacements to avoid special assessments.

Largest expense for budget is entryway and fountains. Fountains run three hours each morning and three hours each evening.

Dues increased to \$288/year [corrected and amended 11/3 at the KCHOA Annual Meeting]. Dues can be paid via check or online via Paypal.

Board Nominations:

Question from the floor about board terms.

President Monser explained that each board member serves a two-year term. Three board members are elected in the odd years, two in the even years.

There are three open positions for the 2022 - 2023 Board of directors. Three candidates listed on the ballot are:

Jared Eller
Heather Fipps
Walt Monser

Ballots were distributed to all in attendance. Ballots collected from homeowners not in attendance were presented to the Board at this time. The votes came back with all three candidates being elected.

Old Business

Committees

Committee reports were presented as follows:

Social Committee: Monica Santiago discussed holiday plans. The Social Committee will be purchasing new/additional entryway decorations. Additional social events will be planned throughout the year and announced on Facebook as well as in the newsletter.

Social Committee: Monica Santiago, Carol Darling and Marlene Silva

Community FB Administrators are Monica Santiago and Clarissa Powell.

Maintenance Committee: Earl Henry and Bob Komarisky are committee members and will keep an eye on the ponds, sprinkler system and entryway lights.

Lewis Outdoor is the landscaping company and continues doing a nice job.

Neighborhood Watch sign is bent – Jared Eller volunteered to straighten it out.

Architectural Committee: The ARC Committee members are Jim Hart, Walt Howard and Earl Henry. Letters will be sent starting January 2022 to homeowners with issues needing addressing.

New Business

Open Forum:

Floor was open for comments.

Question from the floor: Can we add speed bumps to slow traffic down Gabriella.

Adjournment:

Meeting adjourned at 8:05 pm