

KINGS COVE HOMEOWNER'S ASSOCIATION  
Board of Directors Meeting  
At 4341 Steed Terrace  
February 19, 2023

**Attendance:** Walter Monser, President; Clarissa Powell, Secretary; Heather Fipps, Treasurer; Earl Henry, Vice President; Jared Eller, Director; Jim Hart, Barry Skinner, Bill Harris, Monica Santiago

**Call to Order:** Meeting called to order at 4:05 p.m.

**Treasurer's Report:** All homeowners have paid dues except for three – Walt and Clarissa to address remaining three.

**Minutes:** Minutes from 2020 and 2022 meetings were presented. Jared moved to accept 2021 minutes as presented. Walt seconded. Approved.  
Jared moved to accept 2022 minutes as presented. Heather seconded. Approved.

**Old Business**

**Pond Update** – Brownies checked out the pond and stated the east pond was not that bad, the west pond was worse and provided an estimate of \$16,500 to clean the west pond (remove grass and bottom vegetation). Brownies also suggested running the fountains longer so Walt adjusted the timers.

After much discussion, the group elected not to hire Brownies but instead have Fountain Doctors more regularly maintain the fountains.

Clarissa moved to try maintaining ponds with the fish and have Jared call Fountain Doctors and get an estimate to clean the pumps/fountains more frequently. Heather seconded. Approved.

Jim Hart suggested turning pump on to push flow. Much discussion followed and decision was left to Maintenance Committee.

**Street Light Update** – Lights will be upgraded to LED with a tentative work order date of March 27. All lights will be consistent after this work is done.

Clarissa to reach out to Seminole County and clarify only ballasts and lights to be changed – we want to keep poles.

**Street Resurfacing** – Walt called Mike Garcia at Seminole County and discussed the holes in our neighborhood roads. No budget to resurface the neighborhood this year but may be able to patch holes in October. Walt to follow up.

## **Committee Reports**

### **Social**

Chairwoman Monica Santiago presented her plans for neighborhood events: April 1 (Saturday before Easter weekend). Easter Egg hunt (1 pm) followed by cookout. Host event on Dutchess Lane and ask residents if okay to partially block street.

July 4 – fireworks show on Steed cul-de-sac where the fireworks are shot. Monica to chat with Kyle and Linda Smith and John and Chris Kelly, the neighbors that traditionally provide the fireworks. Bring chairs and enjoy the show-type event.

August 6 – Back to school ice cream social

September – Garage Sale

October – Pumpkin carving contest

December – Santa Visit (book now), Best Decorated House contest  
Look into Christmas Caroling

Monica needs committee members. Heather volunteered. Other names suggested: Dana and Brad Hedinger, John Babinchak, Nicole Crowe, Carol Darling, Pam Hermann, Kellys

Monica requested the FB QR Code be posted at the entryway.  
Also investigating a walking club.

Monica to book the Santa now and also order new Christmas decorations while they are on sale. Try Amazon.

### **Maintenance Committee**

Pond shrubs – Jared got a quote - \$4000 if we replace all shrubs, \$1500 if we limit the shrubs. Suggested we put different plants in – easy maintenance such as pompass grass, irises, etc. Discussed we pull out the plants, put black cow in with existing dirt and plant. Jared pursuing. Jared suggested we need to repaint the letters – Barry suggested epoxy paint. Earl, Jared and maintenance committee to handle the entryway update.

### **ARC Committee**

Asked Bill if the ARC form could become fillable online instead of downloading. Jim liked when a homeowner emailed a photo of the paint. Can we update the ARC procedures? Clarissa will work on this with Bill.

### **New Business**

Bill volunteered to rework the Bylaws, combining the two existing sets into one and updating. Board appreciatively agreed.

Spring Newsletter to be mailed in March. Clarissa to let Monica/Heather know deadline.

Violation Letters – Clarissa will send a suggested list to board AFTER the newsletter mails.

### **Adjournment:**

**Motion by Earl Henry** that the meeting be adjourned at 5:39 p.m.  
Seconded by Heather. Meeting adjourned.

Attest: \_\_\_\_\_  
Clarissa Powell, Secretary