

KINGS COVE HOMEOWNER'S ASSOCIATION
Annual Meeting
Faith Outreach Church
Oviedo, FL 32765
November 3, 2022

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

2021 Annual Meeting Minutes: Minutes were distributed at the meeting. Jennifer Hook moved to amend minutes – correcting dues to \$288 annually.

Barry Skinner moved to accept amended minutes. Motion seconded and approved.

Treasurers Report: Review of 2021 income/expenses was presented by Heather Fipps, KCHOA Treasurer. Copy of budget attached to these minutes.

The 2022 budget was presented. Dues increased 5% to \$302.40/year. Invoices will be mailed in late December and dues can be paid via check or online via Paypal.

Questions from floor:

- Increase in cost of landscaping questioned.
 - o Competing bids were solicited and Lewis Outdoor remained most competitive. Agreed by all that Lewis does a nice job.
- Did all homes pay dues in 2021?
 - o Yes, dues were collected from 100% of homes.

Largest expense for budget continues to be the entryway and fountain maintenance.

Barry Skinner moved to approve 2022 Budget. Motion seconded. Passed.

Board Nominations:

There are two open positions for the 2023 – 2024 board seats: Earl Henry and Clarissa Powell. Ballots were collected from attending homeowners and added to those sent in by homeowners not in attendance. Both returning board members were re-elected to a two-year term.

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Old Business

Committees

Committee reports were presented.

Maintenance/Pond Committee: Long discussion about the ponds, specifically the east pond fountain that works intermittently.

Fountains are old and clog easily. Fountain Doctor has been maintaining but discussion followed with suggestions about additional steps that can be taken to clear the pond water and hopefully the fountain will work better.

Walt Monser explained that grass-eating carp had been added – 15 to the east pond, 10 to the west pond per Florida Fish and Wildlife and Conservation Commission. Additional suggestions included adding enzymes, ask county to drain and clean, hire an algae cleaning company.

Questions from the floor:

- Can we post signs by ponds to prohibit crossbow fishing?
 - o No, county property, no signs. Call Sheriff if you see it occurring.
- Can we address with Seminole County the seepage occurring on Steed Terrace?
 - o Yes, the Board will reach out to the County.
- Can the person feeding the wildlife by the pond not feed on the sidewalk?
 - o Jared Eller responded he will ask them to feed the animals on the grass.

Social Committee: Monica Santiago, Committee Chair, addressed the group.

- Upcoming holiday activities include Santa on the fire truck December 15 at 7 pm. Additional activities for the kids and a mailbox decorating contest.
- For 2023, there will be four activities:
 - o Easter egg hunt/cookout
 - o Christmas
 - o Fall Garage Sale
 - o One additional

Monica will post information on Facebook so homeowners can keep abreast of dates/times. Monica requested an increase in the Social Committee budget. Monica requested volunteers for Social Committee.

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Barry Skinner moved for the board to increase the social committee budget to accommodate additional social activities. Bill Harris seconded. Motion passed.

Questions from the floor:

- When new people move into neighborhood, do we provide a welcome packet?
 - o Monica will investigate sending new homeowners something to welcome them. Budget considerations need to be kept in mind.
- Is there a curfew for fireworks?
 - o It was looked up online and fireworks are legal in Florida three days a year – Independence Day, New Year’s Eve and New Year’s Day. No specifics could be found to address a curfew.
 - o Requested that a note be placed in newsletter about firework times.

Architectural Committee: The ARC Committee members are Jim Hart, Earl Henry and Clarissa Powell. Letters will continue to be mailed to homes with issues needing addressed.

New Business

- Entryway: Please ask Lewis to use more colorful flowers.

Adjournment:

Meeting adjourned at 8:15 pm