

**KINGS COVE HOMEOWNER'S ASSOCIATION**  
**Annual Meeting**  
**Faith Outreach Church, Oviedo, FL 32765**  
**November 16, 2023**

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

**Attendance:** The Board of Directors were all in attendance: Walt Monser, President; Earl Henry, VP; Heather Fipps, Treasurer; Clarissa Powell, Secretary; Jared Eller, Member. 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.

**2022 Annual Meeting Minutes:** Minutes were distributed at the meeting. Felix Rodriguez moved to approve the 2022 Annual Meeting minutes. Earl Henry seconded. Approved.

**Treasurer Report:** Review of 2023 income/expenses presented by Heather Fipps, KCHOA Treasurer. Budget on track. Copy of 2023 budget attached to these minutes.

The 2024 budget was presented. Dues increased 5% to \$317.52/year. Invoices will be mailed in late December, and dues can be paid via check or on the community website, Kings-cove.org, via Paypal.

Questions from floor:

- Questions raised about the pond maintenance due to ownership. Jim Hart clarified the ponds are owned by the county but up to the HoA to maintain. If maintenance reverts to the county, the ponds will look like the chain-linked pond in Quail Run – no fountains and minimum maintenance.
- What is forecast for pond maintenance. Walt Monser explained that the electrical is old – probably original – and will need to be updated/replaced at some point. Jared Eller discussed replacing the dying landscaping, having the entryway walls repointed and maintaining the fountains.

Heather moved to transfer excess funds in 2024 budget to Social Committee. Clarissa Powell seconded. Approved.

Barry Skinner moved to approve 2024 Budget with above amendment. Motion seconded. Passed.

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### **Board Nominations:**

There are three open positions for the 2024 – 2025 board seats: Jared Eller, Heather Fipps and Walter Monser. All three re-running. No nominations from the floor. Board members elected by acclamation.

### **Old Business**

### **Committees**

Committee reports presented. All committees need additional volunteers.

### **Maintenance/Pond Committee:**

Pond maintenance discussed during budget presentation.

Questions from floor:

- Can Lewis Landscape add brighter color flowers? Clarissa Powell responded that we will discuss the choice of flowers with Lewis, but we are striving to get blooming annuals so they do not start dying and have to be replaced which costs additional with each round of replacements.
- Sidewalks need annual maintenance (pressure cleaning, shaving down, etc.) Walt Monser responded that we will monitor the sidewalks and address as needed.
- Moss in trees needs to be removed. Clarissa Powell responded that removing the moss is not part of Lewis's contract. The board will discuss how to get this handled.

### **Social Committee:**

- Facebook has become the primary means of community news/updates. Homeowners continue to join the community page. Moderators include Clarissa Powell and Monica Santiago.
- Newsletters will continue to be mailed – plan to send quarterly.
- The Committee needs volunteers. It is more than a one-person job.
- Monica Santiago stepped down as Chairperson – she will let us know when she can again participate.

Questions from the floor:

- Request that new homeowners receive a copy of the covenants and bylaws.
  - The Board responded that both are available on the website and it is much more cost-effective to promote the website on Facebook and in newsletters.

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**Architectural Committee:** ARC Committee members include Jim and Marie Hart, Earl Henry.

ARC forms must be completed for certain home-related changes/updates as outlined in the covenants. The most popular ARC requests are:

- Painting outside new color
- Replacing fencing with new fencing
- Solar panels

Questions from the floor:

- Request that more violation letters be sent to address specific issues such as parking on the streets. Board responded that certain issues, such as parking, cannot be addressed by the HoA. Our neighborhood streets are county owned and controlled and parking on the street is not against county ordinances. Per the county, cars on the street need to be parked in the direction of traffic flow.
- Letters are no longer called violation letters but instead Action Letters requesting action be taken by the homeowner. They are being mailed as needed. Homeowners can suggest an issue to the Board by emailing [admin@kings-cove.org](mailto:admin@kings-cove.org). Walt Monser suggested talking to your neighbors about an issue first before emailing the Board. Upon receipt of an email, the Board will discuss to determine if it is an issue fitting HoA involvement.

## **New Business**

No new business addressed.

## **Adjournment:**

Meeting adjourned at 8:10 pm

Attest: Clarissa Powell  
Clarissa Powell, Secretary