

Kingsgate 5 HOA Monthly Meeting Minutes

February 13, 2023 | 6:30pm | Zoom

Attendees:

Jeff Campeau	President	✓
Sarah Curde	Vice President	✓
Ashley Gillen	Treasurer	✓
Essex Speckhals	At Large	✓
Bill Keating	Park Trustee	✓
Sarah Starr	Pool Trustee	✓
Alan Nelson	Compliance	✓
Carissa Haws	Recreation	
Meighan Lailey	Secretary	✓
Mark	Facilities	
Sarah Wujick	Gator Report	✓

Visitors:

- J and Howard
- Dave Williams
- Steve

New 2023 Board Positions

President	Sarah Curde
Vice President	Essex Speckhals
Treasurer	Ashley Gillen
Pool Trustee	Sarah Starr
Compliance	Alan Nelson
Recreation	Carissa Haws
Secretary	Meighan Lailey
Facilities	Mark
Member At Large	Jeff Campeau
Member At Large	Bill Keating

We are adding a Compliance Committee and Governance Role to help support the Compliance Committee.

- The Compliance Committee will be headed by Alan
 - Jeff and Bill will support this committee
- The Governance Chair will be headed by Sarah Starr
 - Essex and Alan will support this committee

Essex made a motion to approve the January meeting minutes, seconded by Alan without amendments, and approved by the board.

Treasurer's Report (presented by Ashley Gillen):

- In the process of collecting dues

Essex made a motion to approve the January Treasurer Report, seconded by Sarah C. without amendments and approved by the board.

Pool Report (presented by Sarah Starr):

- pool passes are being finalized
- A lot of return pool pass families
- Hoping to have a full staff by mid-April
- Comcast will run business internet for the pool on a month-to-month contract, so we are not paying for the whole year
- Guest Wi-fi at the pool

Gators Report (presented by Sarah Wujick)

- December and January recap:
 - 2023 season registration rates and pricing confirmed
 - Continue assistant coach search
 - Finalized Bylaws and Google Drive & Email Policy updates
 - Drafted rough schedule with HOA and Pool
 - Annual HOA Meeting share-out
- February's plan includes:
 - 2023 season registration design and details formalized
 - Continue assistant coach search
 - Solidify practice schedule with HOA and Pool

Parks and Recreation Report (presented by Carissa Haws):

- Nothing to report at this time

Park Trustee – (presented by Bill Keating)

- Would like Carissa to reach out to the landscaping company to address cleaning up landscaping debris

Maintenance Report (Mark was hired)

Compliance Report – (presented by Alan Nelson)

- Alan shared a formal statement to the HOA

I should have made this statement at the annual meeting, but I wanted to state it here so that it would be part of the minutes. Everyone signed a document when purchasing their home within Kingsgate 5, acknowledging that the neighborhood has a homeowner's association, and agreeing that there are governing documents, which are the By-Laws & Covenants, Conditions, and Restrictions (CCR's). Most homeowners abide by these rules and are wonderful assets to our community. However, there is a vocal minority that choose to ignore these rules. I and the board understand that this element is part of our neighborhood and work hard to combat the falsehoods that they spread, and work to make sure that they return to compliance.

- Discuss updating our bylaws to address concerns from the annual meeting
- Continuing to use the same company for mailing Compliance Letters
- Multiple homes that are out of Compliance were discussed.
 - One home moving forward with fines
 - Two homes will be passed on to the attorney

Homeowners Concerns (open to all visitors):

- No concerns at this time

Old Business (led by Jeff Campeau):

- Board emails and drive will be moved to Google Workspace

New Business (led by Jeff Campeau):

- Next meeting will be on Zoom
- April meeting will be moved to April 4th due to Spring Break schedules
- Meetings for the remainder of the year: May 8th, June 5th, July 10th, August 14th, Sept. 11th, Oct. 16th, Nov. 13th, Dec. 11th,

Jeff made a motion to adjourn the meeting and move to executive session for the purpose of discussing legal counsel, seconded by Alan and the Board approved. The meeting was adjourned at 7:38pm on Zoom.