

KINGSLAND COUNTRY PROPERTY OWNERS ASSOCIATION, INC.

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OFFICIAL AGENDA FOR AUGUST 8TH, 2023 BOARD MEETING

1. Call Meeting to Order: The meeting was called to order by Mr. Kiefer at 7:00pm.
2. Roll Call for Quorum. Richard Kiefer, Mary Jo Kiefer, Wayne Zimmer, David Francis, Constance Hornberger.
3. Guest Speaker: Devin Koopman from Blue Stream Fiber. After a lengthy discussion there was a motion made by Mr. Kiefer to allow Blue Stream Fiber to do a community presentation to see if there is interest from the homeowners. Devin Koopman asked us to get as many email addresses as possible so they can send out a survey.
4. Call for a Motion to accept the Official Minutes for the July 11th, 2023, board meeting. Ms. Downton approved in minutes in July. Mr. Kiefer made a motion to approve, all were in favor.
5. Call for the Treasurer to accept the financial report for July 2023. Mr. Zimmer made a motion to approve the financial report for July 2023. All were in favor.
6. Request from homeowner at 6008 SW 112th Place Road for a 6ft fence. Mr. Keifer made a motion to approve the fence, Mr. Francis seconded, all were in favor.
7. Request from homeowner at 3505-007-056 for a Shed. The shed will be placed at the back of the property and have a cement slab for lawn equipment and electricity for power tools. Also, he is requesting a fence and a side gate. Mr. Kiefer made a motion to approve the Shed if a permit was received from the county. All were in favor.
Mr. Kiefer made a motion to approve the fence and gate, all were in favor.

ALSO: Homeowner owns the lot next door, he is requesting approval for a 2 to 3 car garage, at the back of the property, that you will not see from the street. After discussion the board requested more information from the homeowner. How large the garage is, will it be a two story, how will he get access to it. The board decided to table this request pending answers to the questions. Joy emailed those questions.

8. Request from homeowner at 3505-012-025 for a chain-link fence. Mary Jo Kiefer made a motion to approve the fence, all were in favor.

9. Request from homeowner at 3505-004-014 for Medical Accommodations to keep his existing fence, so others will not come on his property.
After much discussion, the board denied his request. The fence/gate is not in compliance with the Covenants and Restrictions and was not approved by the board when it was installed. Also, the board cannot approve something for one homeowner and hold the others responsible for following the same rules. All homeowners must be treated the same. The violation assistant will go by the home and see if the fence was removed after the email is sent. If it is not removed within seven days, the violation assistant will start sending the homeowner a fine of \$25.00 a week until it is removed. Mary Jo Kiefer made a motion for the fines and removal of the fence/gate. All were in favor. The homeowner was notified by email of the Boards decision for him to remove the fence/gate on 8/9/2023.

New Business:

1. Update from Penny: Liens and administration cost per lien. The board reviewed the information Ms. Murphy provided. Mr. Keifer explained that we must send the owner a letter saying how much they owe to the association and wait 45 days for a response. After 45 days, we can start the lien process. This lien must be renewed every year. It was discussed that anyone owing money more than three years will be sent a notice. Mr. Kiefer made a motion to make the administrative and time and labor cost \$75.00 per lien plus postage cost of other items needed to do the certified mailing. This is for HOA dues, late fees, and violations. Mr. Kiefer made a motion all were in favor.

2. Lawn Maintenance: After discussion the board voted, and all were in favor of not paying for lawn maintenance for any property. Mr. Zimmer mentioned that someone could say we were trespassing on their property if we are mowing their lawn.

Old Business:

1. Two homeowners are seeking assistance from the HOA with a “Government Assisted Housing Program” home. After discussion the board decided to send a letter to the homeowner stating what the issues are from his neighbors and asking the owner to come into compliance. The Board discussed this issue and decided to send the homeowner a letter stating the issues and concerns of the other surrounding homeowners.

Updates:

1. Thanksgiving Cards: Mr. Kiefer suggested we send out Thanksgiving cards to all homeowners. All were in favor.
 2. Welcome Cards: The new welcome cards were passed around. The board members Liked the idea of each new homeowner receiving a card from the Board.
- Adjourned: Mr. Kiefer made a motion to adjourn the meeting at 8:40. All were in favor.