

# **KINGSLAND COUNTRY PROPERTY OWNERS ASSOCIATION, INC.**

7500 SW 61 Avenue  
Suite 300  
Ocala, FL 34476

352.854.8666  
[kingslandcountrypoa@gmail.com](mailto:kingslandcountrypoa@gmail.com)  
[www.kingslandcountrypoa.com](http://www.kingslandcountrypoa.com)

## **OFFICIAL AGENDA FOR SEPTEMBER 12<sup>th</sup>, 2023 BOARD MEETING**

1. Call Meeting to Order: Mr. Kiefer called the meeting to order at 7:00pm.
2. Roll Call for Quorum: Mr. Kiefer, Mary Jo Kiefer, Wayne Zimmer, Mary Jo Zimmer, Kathy Dowton, Reyna Salabarría, Tanya Day-Russell, Constance Hornberger, David Francis were present.
3. Call for a Motion to accept the Official Minutes for the August 8<sup>th</sup>, 2023, board meeting: After discussion about the Spectrum presentation, Ms. Dowton made a motion to approve the minutes. All were in favor, no opposed.
4. Call for the Treasurer to accept the financial report for August 2023. Wayne Zimmer made a motion to accept the report, all were in favor, no opposed.
5. Homeowner at 3505-001-057 is concerned about the retention pond and flooding on his property. He stated he has called the county and they said this was an HOA issue. The board discussed this and instructed Joy to contact Pete Hodges from the county to contact the homeowner. Joy contacted Mr. Hodges via email on 9/12/2023 after asking homeowner if it was ok to give out his phone number.
6. Discussion about a new Board Attorney: Mr. Kiefer explained that he has tried to contact our current attorney Stanley Plappert but has not received a reply. He would like Mr. Plappert to finish the work he has started with the association and then get another attorney. Mr. Kiefer would like to set up a meeting with an HOA attorney in town, Brad Tropello as soon as possible and would like Mr. Zimmer and Ms. Russell-Day to accompany him. Mr. Kiefer made a motion and all were in favor, no opposed.
7. Proposed Budget for 2024: Computer, printer, safe, lighting, etc.: After discussion Joy was asked to get some quotes for a new computer, printer, and safe for the next board meeting. Also, there was a discussion about pole lights on the signs. Possibly reflectors around the signs.
8. General Meeting dates, Board Meeting for 2024 and alternate dates. See Attached. Mr. Kiefer made a motion to approve 2024 General Homeowners meeting dates, the

Board of Director meeting dates and alternative dates. All were in favor, no opposed. Joy to contact the Church to verify meeting dates and times.

9. Lien Update: Penny Murphy sent 55 notices, return receipt on 9/5/2023. The total amount of money to be collected is \$28,466.43.

10. Homeowner question about Lien. 3505-009-023 purchased his property in 2022. There was no mention of a lien on his property. From 2017 to 2022 no invoice has been sent for HOA dues. He is now receiving a bill for \$529.00 and would like to know why he must pay it. Verification of home purchase cannot be verified because he is a protected government worker, and that address is blocked.

After discussion, the Board voted to remove this amount due as the previous owner did not pay and this new owner has not received an invoice in several years. Joy was instructed to remove the fee and inform the homeowner.

11. The homeowner 3506-002-203 is requesting a 6' white privacy fence.

Current fence will be removed. After discussion Mr. Kiefer made a motion to approve the fence. All were in favor.

12. Violation Update: Current violations were addressed, and some are on their last and final notice before a fine is imposed. Mr. Kiefer will contact the new attorney for direction.

#### New Business:

1. The Mr. Bill Johnson, President, Rebecca, and Carolyn from Vine Management were here to discuss Marco Polo Villages, second phase lighting. Lights were never installed in that area. After much discussion Mr. Kiefer suggested a committee be formed between KCPOA and Vine Management to address this issue. Mr. Zimmer stated there was a letter signed concerning the lights years ago and he asked Joy to find that letter. The letter was found, approved by Mr. Zimmer and sent that evening to Mr. Johnson via email.

#### Old Business:

1. Two homeowners are seeking assistance from the HOA with a "Government Assisted Housing Program" home. Letter sent to homeowner, no response. A letter was sent to the homeowner of the house in question and the other homeowners were instructed to contact the police if this issue happens again.