

Kingsgate 5 Homeowners Association
Board Meeting Minutes
August 11, 2025

Board members present	Visitors
Luke Ritting	J & Howard Heflin
Ashley Gillen	Dan Hartman
Shelby Dickinson	Donna Scotti, Catherine – Gator board
Sarah Starr	
Essex Speckhals	
Royal Hanson	
Kelly Stowe	

Meeting started at 6:35

Meeting Minutes approval: Discussion about draft July meeting minutes opened meeting.

Motion was made by Kelly Stowe, seconded, and approved to approve July minutes.

Treasurer's Report: Ashley Gillen reported:

- Expenses/revenues on track
- Information to CPA for tax preparation. Reminded us we have a July 1 to June 30 tax year.
- Quarterly payroll and filing completed.

Motion made by Royal Hanson, seconded and approved to approve treasure's report.

Pool report: Sarah Starr reported:

- Great month, very busy. Guards happy
- Gator season completed and final party very successful. Had 7 guards present.
- 5th/last session of swimming lessons started today. Possible record number of lessons taught.
- Pool pass purchasers were very excited about the discount lesson price.
- 50/50 HOA members/pool pass purchasers and public taking lessons.
- Loves green wall outside pool.
- Many positive comments about cleaned basketball and tennis courts.
- Having people walk into pool/onto pool deck without checking in. They think it is public pool.
- Also, have HOA members entering pool and deck without checking in.

Gator's board report

Per Catherine

- Did end of year survey
 - Received responses from 55 of 74. Rating 4,5 out of 5
 - Asked if will return next year – 85% yes, 15% maybe, 0% no.
 - 3 most valuable things – Coach, meets, culture. Bottom 3 – food truck, merchandise, facilities

Park report: Dave Williams unable to attend. Dave sent this report:

- Bob Layton, our contract arborist, completed his field work last Tuesday and we should have his report in a couple of weeks, plus or minus.
- I intend to begin the search for a new landscaper. I am not impressed with Monarch and I like to think that we can do better considering what we are spending.
- Speaking of which, the quote that Monarch provided for bringing in some crushed rock to fill around the basketball court slab is erroneous as the actual quantity of rock needed is twice the quantity listed in the quote. I am looking at other lower cost options.
- The new tennis net has been installed, and I plan to replace the basketball net on Wednesday when I am back in town.
- My current to-do list continues to include repair/maintenance of our signs, filling the holes in the asphalt walk at the base of the pool's north wall, along with the weekly park trash pickup.

Recreation report: Sarah Curde unable to attend, so no report:

Compliance: Shelby Dickinson reported:

- Busy month.
- Most contacts about landscaping issues and external projects.

Old business:

- Dues waiver for board members – Luke has rescheduled meeting to discuss with attorney.
- Community survey sent to board for review.
- Lengthy discussion about waiving dues for a Gator board member after the Gator board decided not to. Donna S. was there to present her position. Lengthy discussion followed and K5 Board determined it would not override the Gator Board decision.

Homeowner petitions:

- J asked how association party had gone. Those who were there said it was well attended by members seemed to be enjoying themselves.
- J also said she had sent Luke a short newsletter sample to do monthly communication. After discussion, most board members agreed to try having J write a short monthly message/newsletter, have board review and distribute it, and then revisit this in January to see what community reaction has been.
- Kelly said since Sarah C is not in attendance, he would like to have the minutes reflect the Board's appreciation to her for the planning work and success of the HOA event. All members agreed.

New business:

- Luke asked for input on where to hold September meeting. It was agreed it would be on Zoom.

Moved to adjourn meeting by Royal Hanson, seconded and approved.

Meeting adjourned at 7:18 pm.