



Kingswood Estates

Annual Homeowners Association meeting minutes 10-25-23

Introduction

Members and representatives present: Glenn Sloan, Jennifer Sorgani, Ken McKendricks, Erin Younan, Jerry Iezzi, Lisa Rotunda, Marsha Livermore, and Tim Deneau

Minutes from last meeting approved and will be posted on Kingswood Estates website

Reports

Financial Report: Jennifer Sorgani (treasurer)

- ❖ 2023 budget expenses and dues structure (see Treasurer's Report document for details)

Lake: Ken McKendricks

- ❖ Lake budget status, maintenance, and safety

Communications: Erin Younan

- ❖ Board voted and authorized fee for continued use of Kingswood Estates website

Contracts: Glenn Sloan

Management Company for Kingswood Estates

- ❖ The Board has voted and agreed to use FVPM of Shelby Township as our management company after careful consideration of several company pitches. FVPM provides an all-inclusive management package, including dues, covenant violations, social activities, Kingswood Estates news, and much more.
 - Residents will receive a letter from FVPM in December which will have directions for residents to access the portal. The portal will be a one-stop-shop for all things HOA in Kingswood Estates
 - FVPM will take over from the current management company, MCN, on January 1, 2024
 - The cost to residents will be less than \$20.00 per year
 - The cost-of-living dues increase stands at 5%

Front Entrance Maintenance

- ❖ Resigned a 3-year fixed rate contract with Marino's at the same cost as the previous contract

Maintenance: Jerry lezzi

- ❖ Neighborhood lighting project progress - lampposts have been fixed and repairs are ongoing

New business

- ❖ Front entrance holiday decorating will be November 11th at 4:00 pm for any residents who would like to join

Questions and Concerns

- ❖ No current Board President

Secretary: Lisa Rotunda