

KINGSLAND OCALA WATERWAY OWNERS ASSOCIATION, INC.
7500 SW 61ST AVENUE, SUITE 600
OCALA, FL 34476
Phone 352-237-4435 & Fax 352-237-7464
Email: Office@KOWOoffice.com

AGENDA For Owners Townhall Meeting
January 11th, 2022
Family Life Church
4325 SW 95th Street, Ocala Fl. 34476
6:00pm to 8:30pm

Call to Order:

Topics for Discussion:

- 1. Pledge**
- 2. Jane Johnston – Wildlife Assistant Biologist**
- 3. Jared Peltz – Office of the County Engineer – 49th Expansion**
- 4. Pete Hodges _ MSBU – Roads**
- 5. Cara Preiss – Accountant**
- 6. Violations 2021**
- 7. Architectural Reviews 2021**
- 8. Board Member Interest**
- 9. Christmas Light Winners:**

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Meeting Minutes For Owners Townhall Meeting
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6:00pm to 8:30pm

Meeting Called to order at 5:15pm by Mr. Diaz

Roll: Present – Oscar Diaz, Michael Griffin, Pete Hodges, Jane Johnston, Jared Peltz, Pete Hodges

Absent – Cara Preiss, William Larsen, and Joe Legere

- 1. Jane Johnston described the habits and home range of the Florida Black Bear. She shared that Wildlife Services will not remove the bears from their home range unless the bear is in danger or is a threat to humans. She left handouts stating what we as homeowners should and should not do when dealing with bears.**
- 2. Jared Peltz Assistant County Engineer discussed the 49th expansion. Currently the county is in the preliminary design phase of the project. The design phase could take two to three years. Acquisition of the homes in that area will start once the design phase is complete. A homeowner asked how the road was being funded and Mr. Peltz explained that a lot of it is with the penny sales tax however, Mr. Peltz will get that information back to Mr. Diaz for us to post on our website. Mr. Diaz discussed getting a gate installed in the NE corner of the community where shooting has occurred, and the police have been called on several occasions. Another homeowner asked about speed bumps. Mr. Peltz explained that they are a deterrent to emergency vehicles and Marion County does not like to use them.**
- 3. Pete Hodges is from MSBU. MSBU is responsible for the roads from 110th Lane to 117th. They place to resurface 103rd Street Road and 41st Ave. 103rd to 98th is planned but that depends on funding. Funding is through road assessment.**
- 4. Cara Preiss is the HOA accountant. She was not able to attend our meeting today. However, the budget will be posted on our website next week.**
- 5. Mr. Diaz discussed a plan to introduce more lighting to the community. The plan is to install 102 lights at no additional cost to the homeowners. He is currently working with Seco. A discussion took place because some people do not want more lighting on their road. Mr. Diaz explained that this could be a safety issue in dark areas, and we must do what is best for the majority.**

- 6. A discussion took place about Spectrum coming into the community. Mr. Diaz explained that the HOA discussed this with Spectrum, and they wanted the HOA to pay for the infrastructure and bill all the homes for them on a monthly basis. They also reserved the right to increase the fees by 5% a year.**
- 7. Violations: There were 89 violations sent out for 2021. 48 of those are still open and 39 are closed.**
- 8. Architectural Reviews: There were a total of 55 requested in 2021.**
- 9. Several homeowners have requested a seat on the board. They are:**

Willy Kappie, Ginger Bryant, Charles Schaad, Margaret Locken, A.L.Milton, Vickie Whetsell, Grace Bramwell, Frank Natols, and Melissa Alcantara. Mr. Diaz will make an appointment with each person within the next few weeks.

10. Christmas Light Contest Winners:

- a. 1st Place: Pasquale & Tracey Candelora**
- b. 2nd Place: Donna & Marcus Jammes**
- c. Christopher & Megan Nardino**

Honorable Mention :

- a. Andrew & Carol Allen**
- b. David Gooch**
- c. Wayne Nesmith**
- d. Charlie Blackwood.**