

Infrastructure – See Attached

The association has contracted to have its sidewalks repaired by black magic. This work has started and is expected to be completed this week. The association met with Bay Electric and has received 2 proposals (see attached). There was a motion to approve proposal P26310 by Mr. Wilson seconded by Dr. Shofer the motion passed unanimously. This proposal addresses damages by Hurricane Irma to Kensington Gardens lamp posts.

Landscape – See Attached

The association is reviewing two companies, Avante Yard and Green Heron, in addition to Crawford. The association is also planning to have a Landscape Architect to put a plan together for the common properties. This plan will be used as a bidding document with landscape companies. The landscape architect's information will be shared with the sub-associations so that they may contact him if they wish.

ARC – The ARC has sent out several roof cleaning requests but has only received 5 responses back. Ms. Mirena and Adoni will be visiting one of the owners to review their roof. The board reviewed fine letters, the letter will be modified to include having the association remedy the non-compliance and bill the unit owner for the cost.

Financial Committee – See attached short form financials. The first payment for the seawall projects was made for approximately \$250,000.00.

There was a motion by Dr. Swartz seconded by Ms. Mirena for the association to hold a meeting on December 21st for a \$1,000.00 per unit assessment or \$566,000.00 for the purpose of Hurricane Irma restoration which will be due on January 31st, the motion passed unanimously.

Communications – Board members will have the information they would like included in the newsletter to Ms. Juliano by December 3rd. This will include a reminder to all residents that open pool areas must be fenced. The newsletter will also provide information on the usage of the Capsure system and an update for cleanup after Hurricane Irma.

MANAGEMENT REPORT

Newell Property Management provided a list of directors and terms served. Two current directors will stand for re-election in 2019.

OLD BUSINESS

Comcast will onsite on December 4th and 5th to assist residents.

NEW BUSINESS

ADJOURNMENT

There being no further business to discuss there was a motion by Mr. Horne seconded by Mrs. Mirena to adjourn. The meeting adjourned at 5:15 PM

The next meeting is scheduled for December 21st at 3:00 PM

Respectfully submitted by:
NEWELL PROPERTY MANAGEMENT


Adoni Kokkinos
Adoni Kokkinos

Infrastructure

Sidewalks

Over the past month Bill Newell & I have been assessing the repairs required to the sidewalks. Bill had arranged for two suppliers to review the scope of work & provide quotes for the work. They were unable to provide quotes as quickly as we would have liked due to fact that several sidewalk areas were covered with debris however Anne was able to expedite the clearing of the sidewalks in order for them to examine & quote.

> Big Daddy submitted two quotes; one for concrete replacement (existing cover) & the other for asphalt cover. The concrete quote was \$93,000 & the asphalt was \$62,000.

>Black Magic submitted a quote for \$ 25,898 for concrete

Given the significant variance in quotes we pursued the Black Magic quote. I am informed that Black Magic has worked with us in the past & their service delivery was never a problem.

On Dec 20 Bill & I met on site with Black Magic & toured the entire community noting & agreeing on all areas requiring repair. Two additional areas were identified as "should be" repaired (a section on the south east quadrant of KHS, not the entire area & a large "hill" on the west side of KHS). These additional areas added \$760. in total to the quote; making it \$26,618.

We were also asked to look into the concept of "root barriers" which it was hoped would stop the problem of roots heaving sidewalk areas. We were informed that they only have a one year guarantee & that the protection they afforded was questionable in that the roots will re-present themselves in the future and the heaving will recur. Accordingly we did not pursue the matter.

As a result we have approved the Black Magic bid, they anticipated that they would start Nov 27 and would take 2 weeks to complete

Lighting:

Report will be delivered at Board meeting

The Falls is completing their trimming of the palms behind Ashley Grove and Canterbury Green. They have also ground up all of the stumps that are underneath the sidewalk areas that need repair.

They are also working on getting the road cleaned up where their trucks have left some oil stains. FPL has been here to clear any tree branches from the electric lines.

The Landscape committee has been interviewing landscape companies and getting proposals for taking care of the all of landscape maintenance.

October 2017
Access and Patrol Report

All gates are operating. The new cameras are operational adding more security at the front gates.

We continue to have issues with the electronics at the gatehouses

We are looking to simplify and bring all the electronics to optimum function

Securitas is bringing in some newer equipment, which should decrease our down time and repair costs dramatically.

All signs damaged by the hurricane are back in place.

One of the free standing signs still needs to be replaced

For month of June 2017 the following violations were reported:

Speeding violations: 2 speed ranges from 39 to 40 mph-- both repeat violation.

Fines issued

Stop Sign violations: 0

Resident Parking violations: On driveway 25 On street 5

Vendor Parking violations: No cones- 13 wrong side of street parking- 0

The Infrastructure Committee is addressing light issues at this time.

Respectfully submitted

Michael Swartz

Access and Patrol

For the Month of July 2017 the following violations have been reported

Speeding violations 3 ranging from 36 to 40mph

Stop sign violations 0

Resident Parking violations On Driveway 17 On street 6 common lots 10

Vendor Parking violations no cones 1 wrong side of street 2

Light outages have been addressed and corrected

Michael Swartz

Chairman