

MINUTES

KENSINGTON PARK MASTER ASSOCIATION

Meeting of the Board of Directors

June 16 2017

Kensington Club House, Naples FL 34104

Present: Directors - Mark Elliott
Larry Wilson (via phone)
Tony Ryan
Lois Shofer (via phone)
Mike Swartz
Joleen Mirena
Gordon Horne (via phone)
Randy Specht (via phone)
Beth Juliano
Ann Nichols

Members – 1 Member Present
Jerry Massmann

Managers - Adoni Kokkinos
NEWELL PROPERTY MANAGEMENT

President Mark Elliott opened the Board Meeting at 1:00 PM, and declared that a quorum of directors was present. Notice of this meeting had been properly posted.

There was a motion by Mr. Wilson seconded by Ms. Nichols to waive the reading of the minutes of the last Board Meeting and approve as presented, the motion passed unanimously.

MEMBERS OPPORTUNITY TO SPEAK

There were no members present who wished to speak

COMMITTEE REPORTS:

Access and Patrol

Dr. Swartz gave a report on access and patrol (see attached).

There was discussion regarding the required migration from Capsure to Dwelling Live.

Dr. Swartz will be asking Securitas to accept flower deliveries at the front gate if they are not pre-authorized for entrance and the access and patrol officer is unable to get authorization over the phone from the resident.

The rear gate AC was replaced.

The association is in the process of removing the bar codes from the system for vehicles which are no longer authorized for access.

Floral Delivery's must be approved prior to delivery

There was a motion by Mr. Wilson seconded by Mr. Ryan to approve the Securitas proposal for video cameras. The motion passed unanimously.

Infrastructure

Mr. Horne reported that there has been flooding as a result of heavy rain. There have been lightning strikes which may have affected the street light system. Bay Electric will be investigating improvements to the system to improve reliability as well as replacing the existing bulbs with LED bulbs.

There was a motion by Dr. Shofer seconded by Mr. Ryan to approve the estimate from TSI to repair the seawall which unexpectedly failed behind 3036 Castalain Court. The motion passed unanimously. This is a temporary repair to stop erosion until the full replacement is done later this year.

Wellington Place 2 has ask that KPMA begin handing expenses associated with the fountains. There was discussion regarding fountain maintenance. A legal opinion for 2005 was discovered which stated the cost for fountain repairs should be paid by Wellington Place 2.

Landscape Committee

Ms. Nichols gave a presentation on the landscape status. There will be a meeting with Crawford to go over the costs of the contract. There was discussion about tree trimming and having vendors provide a cost to all residents and sub associations for trimming on a per tree basis to take advantage of economies of scale.

Financial Committee

Mr. Ryan gave the financial report (see attached short form financials statements). Mr. Ryan ask that all directors work prior to the next meeting to develop their budget numbers.

Council of Presidents Presentation

Mr. Massmann gave a presentation on the findings from the budget analysis that was performed on behalf of the sub associations.

COMMUNICATIONS

The minutes will be posted, there will not be a newsletter following this board meeting, the next newsletter will be delivered In September.

ARB

Ms. Mirena gave a report on ARB in Kensington noting that only a few letters remained to be mailed to owners.

OLD BUSINESS

Mr. Wilson gave an update on the website process. Dave K from KGCC is meeting with his vendor later this month. Mr. Wilson also updated on the Comcast contract transition.

There was discussion regarding the rodent program and mosquito control program. The rodent control program will continue, the mosquito control program will not be implemented due to costs and the proactive approach taken by Collier County Mosquito Control.

NEW BUSINESS

No new business

There being no further business to discuss there was a motion by Dr. Shofer seconded by Dr. Swartz to adjourn the meeting, the motion passed unanimously and the meeting adjourned at 3:50 pm. The next meeting will be August 24th.

Respectfully submitted by:
NEWELL PROPERTY MANAGEMENT

Adoni Kokkinos

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