



MINUTES

KENSINGTON PARK MASTER ASSOCIATION

Annual Meeting of the Membership

March 31, 2011

Kensington Clubhouse

PRESENT:

Directors-	Bill Lutz	President
	Denis O'Brien	1 st Vice President
	Bud McMullin	Director
	Bob Reilly	2 nd Vice President
	Jolene Mirena	Secretary
	Lois Ricci	Director
	Lois Lewis	Director
	Glenn Wise	Treasurer

Members- 159 members represented by proxy
34 members in person
193 in total

From Kensington Golf and Country Club-
Corey McDonough

Manager- William Newell
NEWELL PROPERTY MANAGEMENT

CALL OF THE ROLL OR DETERMINATION OF QUORUM

President Bill Lutz called the meeting to order at 3:04 pm and declared that a quorum of the membership was present. He welcomed those in attendance and thanked them for their participation in the annual meeting.

PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE

Mr Newell presented an affidavit that notice of this meeting had been mailed to all members in advance of the meeting, and notice was posted on the property.

READING AND DISPOSAL OF ANY UNAPPROVED MINUTES

Ms Ricci made a motion to waive the reading of and approve the minutes of the Annual Members Meeting of March 8, 2010. The motion was seconded by Mr Wise, and passed unanimously.

REPORTS OF OFFICERS

President Bill Lutz recapped the year's events, and stated that the association has been running very smoothly during that time, and that Board Members and Management have been diligent in paying attention to the needs and desires of the members of Kensington. He introduced and thanked the Board Members for their service of the past year.

Treasurer Glenn Wise gave a report on the financial condition of the association. He stated that an audit for fiscal year 2010 had just been completed. The association was approximately \$12,000.00 over budget in 2010, because of the new fence recently constructed on the west side of the Kensington property, which was partially funded by reserve funds transferred to the operating fund. Overall the association was very well funded and operating well, with a substantial, but appropriate, reserve fund exceeding \$370,000.00.

REPORTS OF COMMITTEES

Access & Patrol Committee Report (Bud McMullin & Lois Ricci)

Mr. McMullin reported that it had been a good year for Kensington, and the transition away from in-house Access & Security staff to Kent Security had worked out very well, and that the members of the community appeared to be pleased with the current service being provided. He stated that the main problems had been with parking, speeding and stop sign violations. Cars improperly parked were being ticketed and repeat violators were being fined by the association. Warning violations were automatically sent to speeders and members who did not fully stop at stop signs.

Infrastructure Committee Report (Bob Reilly)

Mr Reilly reported on the ongoing rejuvenation of the Kensington preserve areas. The association has been working extensively with Corey McDonough from the golf club, as well as Johnson Engineering to accomplish the removal of exotic plantings, and the re-planting of native species.

The street lights in the community are currently being studied. A review of the condition of the lights has made it apparent that action needs to be taken. There would be more information provided once bids were received, and more study was made of this situation.

Sidewalks in the community were undergoing a systematic review once per quarter, and tripping hazards were being addressed as needed.

The storm sewer lines had been worked on, and several flooding problems had been solved. It was intended that this system would be under constant surveillance to avoid the kind of flooding problem which had been experienced in the last summer season.

Landscape Committee Report (Denis O'Brien)

Mr O'Brien thanked the members of his committee for all the work they had done during the previous year. Several major landscaping projects had been completed, and most residents' opinions had been favorable. It was agreed by all that the overall landscape looked much better than it had in the past.

He commented on the fence which had recently been installed between Kensington and World Tennis Club, and that the residents on whose property the fence abutted were apparently pleased with the end result.

Mr O'Brien reported that two new park benches were to be installed soon in two areas of Kensington. After installation, it would be necessary to observe whether the result was favorable, and whether more might be installed at a later date.

Architectural Review Board (Jolene Mirena)

Mr Lutz reported that Ms Mirena had done an excellent job in persuading owners to perform whatever work was necessary to assure compliance with Kensington rules. Most of these problems concerned roofs which were not always being cleaned in a timely fashion.

ELECTION OF DIRECTORS

Five candidates had submitted their names for election to the Board of Directors in 2011, to fill the three positions available. In addition to Mr McMullen and Ms Ricci, these three candidates were acclaimed and would become Directors:

- Al Juliano Term expires 2013
- Cathy Caggiano Term expires 2013
- James Field Term expires 2013

These three Directors will join the rest of the incumbent Directors:

- * Jolene Mirena Term expires 2012
- * Lois Ricci Term expires 2013
- * Bob Reilly Term expires 2012
- * Bud McMullin Term expires 2013
- * Buck Evans Term expires 2012
- * Glenn Wise Term expires 2012

UNFINISHED BUSINESS

There was general discussion on the following subjects:

- Perhaps the association should consider allowing the dedication of park benches, and putting commemoration plaques on them.
- The question of the overrun on the budget in 2010 – Mr Lutz explained that it was the new fence project which caused the overrun and that funding through the capital reserve was appropriate given the expected life of the fence.
- A member raised the issue about the ongoing lawsuit – Mr Lutz explained that depositions were being taken, but that the suit was still being litigated. He noted that the Association had limited liability due to the association's Directors and Officers Liability insurance policy. KPMA's total exposure is \$2,500.00
- Was there going to be a controlled burn at the Westchester preserve area? It was not known for sure yet; this depended on Collier County Code Enforcement and the engineering group working on the project.
- The street light project was raised – Mr Lutz assured those present that money will be spent as required, and that the subject will be very extensively studied before any funds were spent. The project was still in the exploratory stage.

- The lakes at Wellington were discussed – the low levels at this time of year caused the banks to be exposed – This is seen as a natural occurrence given the patterns of rain in the area.

OLD BUSINESS – There was none.

NEW BUSINESS – There was none.

There being no further business to discuss, the meeting was adjourned at 4:05 pm.

Respectfully submitted by

William Newell

William Newell
Newell Property Management Corporation

[xxxx.ken/April 6, 2011]