

MINUTES

KENSINGTON PARK MASTER ASSOCIATION

Meeting of the Board of Directors

April 18, 2018

Kensington Clubhouse – Dining Room

Present:

Directors-	Mark Elliott Jolene Mirena Tony Ryan Dr. Mike Swartz Gordon Horne Larry Wilson Beth Juliano Ann Nichols Lois Shofer – via telephone
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Kensington Liaison- Randy Specht

Owners - 4

Manager-	Gail Surgen NEWELL PROPERTY MANAGEMENT
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Determination of a Quorum of Directors and Verification of Notice of Meeting

Mark Elliott called the meeting to order at 3:05 pm and declared a quorum of directors present. Management confirmed notice had been posted 48 hours in advance of the meeting.

Approval of Minutes of Previous Board Meeting

There was a motion by Lois Shofer, seconded by Dr. Swartz to waive the reading and approve the minutes of the last Board meeting (Organizational) dated March 15, 2018. The motion passed unanimously.

Members' Opportunity to Speak on Any Issue

The floor was opened to member questions.

Committee Reports:

Access & Patrol Committee

Dr. Mike Swartz referred to the attached April 18, 2018 Access and Patrol Report.

There was much discussion about guests using the east gate call box and/or tail gating other vehicles to gain entry.

Dr. Swartz offered three (3) solutions:

1. Accept the attached Access Control, Inc. March 28, 2018 proposal in the amount of \$6,550 to install two barrier arms that drop down quickly.
2. Install a lighted sign that states by entering your license plate is subject to photographing your vehicle license.
3. Man the east guardhouse until 11:00 pm.

Before the Board can make a decision, Dr. Swartz was requested to obtain a tally of the number of vehicles that are entering the east gate.

Dr. Swartz reported there are ten areas with sharp, blind curves where there are speeding issues. He suggested installing pedestrian signs at \$250 per sign in the middle of the road at these locations to slow drivers down.

Another alternative would be to install a lighted sign that detects speed and move it around the community at a cost of \$3500.

It was agreed Dr. Swartz and Larry Wilson would ride around the community to view these areas.

After discussion there was a motion by Dr. Swartz, seconded by Larry Wilson to increase the guard wage rate effective May 11, 2018 with Securitas paying half and KPMA paying half. The motion passed unanimously.

Dr. Swartz reported KPMA is currently paying \$175 per golf cart monthly for three (3) carts to patrol the community. A recent bid/addendum provided by Securitas for two (2) golf carts at \$400 per cart per month was rejected.

Infrastructure Committee

Update on Lighting

Gordon Horne reported Bay Electric is nearing completion of the retrofitting of lights to LED with the exception of The Gardens which will be addressed in May.

Lake & Preserves

Gordon Horne discussed the littorals that KPMA is to be monitoring, managing and maintaining.

After discussion, there was a motion by Mark Elliott, seconded by Dr. Swartz to engage Hans Wilson & Associates to measure and evaluate the lake banks on the golf course side which have not yet been treated. The motion passed unanimously.

Seawall

Mark Elliott requested Management alert Tony Ryan regarding any loan related check.

Mark Elliott reported the company working on the seawall discovered the pilings were only installed in two (2) feet of dirt and that the project could cost up to 1.98 million or more.

Landscape Committee

Anne Nichols provided the attached Landscaping report. Everyone agreed the new sod looks great.

There was discussion and concern about where Crawford Landscaping parks their trucks.

Architectural Review Board

Jolene Mirena reported many associations are still working on re-roofing/tile replacement, more and more Oak trees are being removed, and six fines were levied with no response.

Larry Wilson reviewed the attached draft resolution that will not require a vote today and to be reviewed by an attorney. He anticipates the ARB manual will be submitted to the community in the Fall.

There was a brief discussion about KPMA meeting with the club as Corey MacDonough is leaving at the end of season as there is a need to clean out the left side of T#6 preserve.

Financial Committee

Tony Ryan distributed the attached March 2018 financial report reporting mulch was over budget but year to date, the Association is in good shape.

Management was requested to send Larry Wilson the office expenses for Jan- March 2018 so he can review any ARB charges.

Mark Elliott indicated that April 26 at 9:00 AM he was going to walk the community to take notes on landscaping, sidewalks and dangerous corners, and invited anyone who was interested to join him.

Management was requested to find out the fence repair schedule.

The next Board meeting will be May 10 at 3:00 pm at the Kensington Clubhouse.

It was decided to change the June 21 board meeting to 1:00 pm, cancel the September 20 and October 18 board meetings and change the October 10 board meeting to 10:00 am.

Below is the revised meeting schedule. All board meetings are at 3:00 pm at the Kensington clubhouse **unless otherwise noted**:

May 10

June 21-**1:00 pm**

August 23

September 20 – canceled

October 10 – **10:00 am**

October 18 – canceled

November 15

December 17

January 17, 2019

February 21

There being no further business to discuss, there was a motion by Larry Wilson, seconded by Dr. Mike Swartz to adjourn the meeting at 5:01 p.m. The motion passed unanimously.

Gail Surgen

NEWELL PROPERTY MANAGEMENT