

amount will be handled in the normal contract terms. The preferred method of handling this will be for Securitas to bear the impact in the calendar year 2018 to align with our budget and then our 2019 budget will reflect the impact of this agreement.

There was an incident where two unauthorized men gained access to Kensington and were on the golf course. The details are being gathered to understand how it happened and what can be done to insure it doesn't happen again. The details will be reported at the next meeting.

There was a motion by Mr. Elliott seconded by Mr. Ryan to approve Dr. Swartz authorizing up to \$25,000.00 from the reserves for the purposes of updating the gate house. The motion passed unanimously.

Infrastructure – See Attached

The proposed shipping date for the light poles are May 22nd for the gardens and 16th of April for the Eatonwood entrance. The LED upgrade program is scheduled for March 12th and the project will be completed in three phases.

The seawall project is underway. There have been several unexpected challenges encountered. The first holes have been driven in, they have encountered gravel during the installation of helical screw. In other location they found bags of concrete and additional piping. There is approximately six helicals installed.

Landscape – See Attached

The hurricane cleanup has been completed. The association will be asking Crawford to provide some "quick hits" which will be low cost high impact items that the association can approve to improve the landscapes appearance.

ARB –

Ms. Mirena gave her ARB report. We have a problem in the community with oak trees. The association needs a replacement tree that will not create the root damage to the community.

There was motion by Dr. Shofer seconded by Mr. Horne to approve fines to the home owners listed below:

5258 Kensington High Street
5228 Knightsbridge
5176 Knightsbridge
4817 Keswick Way
3022 Gardens Blvd
5200 Kensington High Street

There was a motion by Mr. Elliot seconded by Dr. Shofer to approve removal of all oak trees that pose a safety hazard, however the tree must be replaced by an association approved tree at a later date. The association will provide a list of these approved trees in the future. The costs are the property owner's responsibility, not KPMA's.

A unit in Lancaster Square 1 would like to expand their driveway. The ARB will not be approving the expansion if it is on Kensington Property.

Financial Committee – See Attached (removed from web version)

Year end report:

Access and patrol was approximately \$24,000.00 under budget because of the renegotiation of the security contract.

Landscape was underbudget because of Irma expenses. Cable was under budget along with Holiday lights.

NEW BUSINESS

Dr. Shofer brought concern about a roof vendor up to the board. She will be sharing information to the council of presidents but will not be indicating what company was involved.

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

Respectfully submitted by:
NEWELL PROPERTY MANAGEMENT

Adoni Kokkinos
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