

MINUTES

KENSINGTON PARK MASTER ASSOCIATION

Meeting of the Board of Directors

May 10 2018

5435 Jaeger Rd Naples FL 34109

Present: Directors - Mark Elliott
 Beth Juliano
 Anne Nichols
 Tony Ryan
 Mike Swartz
 Jolene Mirena
 Larry Wilson

Residents - 6

Managers - Adoni Kokkinos
 NEWELL PROPERTY MANAGEMENT

1. **Determination of a quorum of Directors, and verification of notice of meeting**
 The meeting was called to order at 3:00PM by Mr. Elliott who declared a quorum of directors was present
2. **Approval of Minutes of previous Board Meeting**
 There was a motion by Mr. Swartz seconded by Mr. Wilson to approve the minutes of the last board meeting, the motion passed unanimously.
3. **Members' opportunity to speak on any issue (up to five minutes)**
 A member requested that the association confirm the February minutes are on the website
 A member requested for an update on the cleanup and repair of landscape from the hurricane.
 A member discussed the banyan trees and the associations trimming procedures to reduce their height.
4. **Approval of all committee members**

 There was a motion by Dr. Swartz seconded by Mr. Wilson to appoint the following members to the landscape Committee
 Anne Nichols
 John Priest
 Dorothy Siegel

Betty Sandberg

The motion passed unanimously.

There was a motion by Mark Elliott seconded by Larry Wilson to appoint the following members to the access and patrol committee

Michael Swartz

David Portman

Allan Shinfield

Joseph Dyer

Bud McMullin

The motion passed unanimously.

There was a motion by Mr. Wilson seconded by Ms. Mirena to appoint the following members to the fine committee.

David Portman

Al Shinfield

Joseph Dyer

Bud McMullin

The motion passed unanimously.

There was a motion by Dr. Swartz seconded by Mr. Wilson to appoint the following members to the ARB

Darlene Riley

Stephanie Portman

Eileen Lutz

Betty Sandbeck Darr

The motion passed unanimously.

5. Committee Reports:

a) Access & Patrol Committee (See Attached)

- i. Back Gate options including Barrier Arms – There was a motion by Dr. Swartz to man the back gate until 7:00PM and it will closed after 7:00PM. The motion was seconded by Mr. Wilson. The motion failed two in favor five opposed (Wilson, Elliott, Nichols, Mirena, Juliano).

There was a motion by Dr. Swartz seconded by Mr. Wilson to table the consideration of four barrier arm gates at the Eatonwood Entrance at the August board meeting. The motion passed unanimously.

- ii. Corners and signage – There was a motion by Dr. Swartz seconded by Ms. Mirena to get two signs and a set of rumble strips to be installed on two different test curves. The motion passed six in favor one opposed (Ryan)
- iii. Gatehouse Roofing Status – King Roofing will be perform another inspection of the roofs and report back to Newell Property Management

b) Infrastructure Committee

- i. Straightening of signs (M. Elliott) – The association will get pricing to straighten all of the signs through out the neighborhood.
 - ii. Lake Bank Update – There was a motion by Mr. Elliott seconded by Mr. Ryan to approve hiring HWA per the attached proposal.
 - iii. Change Order – There was a review of the two recent change orders which doubled the number helicals being installed, introduced additional rock, and required a second crane. The change order total is \$122,823.00. There was a motion by Mr. Elliott seconded by Dr. Swartz to approve the change order, the motion passed unanimously.

 - c) Landscape Committee (see attached)
 - i. Christmas Decorations – There was a motion by Ms. Juliano seconded by Dr. Swartz to approve the proposal by Trimmers, the motion passed unanimously.

 - d) Architectural Review Board
 - i. There was a motion by Mr. Wilson seconded by Dr. Swartz to waive the fine for Dr. Zak, the motion passed unanimously.
 - ii. Mr. Wilson reported that the ARB manual is still under development, prior to the August meeting a version will be distributed to the board.

 - e) Financial Committee – The audit has not yet been received. Leslie will be communicating with Tony Ryan this week.
6. Management Report
- a) Preserve Maintenance and Tree Removal - There was a motion by Mr. Elliott seconded by Dr. Swartz to authorize the cleanup of the preserve area near Westchester for an amount up to \$9,6000.00

 - b) Perimeter Fence as borders WTC – The fence which is behind the vinyl fence at Ashlee Grove will be addressed by World Tennis Center. The fencing south of that area will be addressed by Carter fence in the next thirty days.
7. Old Business
8. New Business
9. Adjournment
- There was a motion by Dr. Swartz seconded by Mr. Ryan to adjourn the meeting, the motion passed unanimously.

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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