

## MINUTES

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### KENSINGTON PARK MASTER ASSOCIATION

Meeting of the Board of Directors

February 21 2019

Kensington Golf Club

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Present: Directors - Mark Elliott  
Beth Juliano  
Mike Swartz  
Jolene Mirena (Via Teleconference)  
Larry Wilson  
Gordon Horne  
Lois Shofer  
Anne Nichols

Residents - 3

Managers - Adoni Kokkinos  
NEWELL PROPERTY MANAGEMENT

1. Determination of a quorum of Directors, and verification of notice of meeting
  - a. Mr. Elliott declared that the meeting was properly noticed and that a quorum was present.
2. Approval of Minutes of previous Board Meeting
  - a. There was a motion by Dr. Shofer to approve the minutes as presented, the motion was seconded by Mrs. Nichols, the motion passed unanimously.
3. **Members' opportunity to speak on any issue (up to five minutes)**
  - a. Ms. Ricci presented a concern about members of the master association using the pools at Wellington Place I. She requested that the association send a message to the community.
  - b. At Wellington Commons a meeting was held where a resident mentioned a concern about a reduction in landscape on the south eastern side of the community. Ms. Nichols reported that those areas are scheduled for additional plantings as part of a larger plan as the budget will afford.
4. Committee Reports:
  - a. Access & Patrol Committee – (See attached)
    - i. There was a discussion about the traffic build up that happens at the front gate. Dr. Swartz will put together an email. The committee will also review other options to improve throughput.

- ii. There was a motion by Dr. Shofer to change the speeding violation fee schedule to 1<sup>st</sup> offense warning, 2<sup>nd</sup> offense \$50.00, 3<sup>rd</sup> offense \$100.00 for speeding and stop sign violations that occur within a 12 month period. The motion was seconded by Mr. Horne. The motion passed unanimously.

b. Infrastructure Committee –

- i. Cane Toads – Cane Toad Treatments have been very successful, the association will continue treatments through the summer.
- ii. Storm Drains – There was a motion by Mr. Elliott seconded by Mr. Wilson to approve 15,000.00 to clean the drains that require immediate cleaning. The motion passed unanimously. Over the coming months budgets will be worked to insure this expense is covered.
- iii. The vinyl wall in front of homes on lake 16 is now installed. The project costs have increased from originally estimates due to unanticipated variables. The original bid was 1.8 million dollars, the total project is now estimated at 2.8 million dollars as previously reported. A full report will be made at the annual meeting.

- c. Landscape Committee – Crawford is working with us on areas that need replacement trees and bushes. The Livingston gate area is an ongoing project to install trees, bushes and ground cover. The bougainvillea on either side of the front entrance is in the process of being replaced with new hardy bushes. The front entrance along Pine Ridge is being redesigned with different plantings along with some improvements in the middle landscaped area, in front of the gate house.

The rotted railroad ties inside the entrance have been replaced with attractive stone walls.

As a result of requests we are in the process of adding garden areas along Kensington High.

A new landscape plan will be installed where the rose bushes are ~ near Westchester and in the area where FPL removed our trees and bushes.

The ficus trees have been trimmed. Pine Straw and brown mulch are being installed this week.

- d. Architectural Review Board – No changes to report.
  - i. ARB Manual – There was a motion by Dr. Shofer seconded by Dr. Swartz to approve the ARB manual in its final form effective March 1st. The motion passed unanimously.
- e. Financial Committee – See attached short form financials
- f. Communications – An email blast will be going out within the next two to three weeks with some important information. A comprehensive communication will go out following the annual meeting to everyone who could not come.

5. Management Report
  - a. Annual Meeting Reminder – Directors will provide initial content to Newell. Newell will draft a presentation and email out to all directors.
6. Old Business
  - a. None
7. New Business
  - a. None
8. Adjournment

There was a motion by Dr. Shofer seconded by Dr. Swartz to adjourn, the motion passed unanimously. The meeting adjourned at 4:23PM

Respectfully submitted by:  
NEWELL PROPERTY MANAGEMENT

**Adoni Kokkinos**  
Adoni Kokkinos



## MEETING OF THE BOARD OF DIRECTORS

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### KENSINGTON PARK MASTER ASSOCIATION

Time: 3:00 pm  
Date: February 21<sup>st</sup> 2019  
Place: Kensington Clubhouse  
2700 Pine Ridge Road  
Naples FL 34105

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### AGENDA:

1. Determination of a quorum of Directors, and verification of notice of meeting
2. Approval of Minutes of previous Board Meeting
3. Members' opportunity to speak on any issue (up to five minutes)
4. Committee Reports:
  - a) Access & Patrol Committee
  - b) Infrastructure Committee
    - i. Stormwater Cleanout
    - ii. Cane Toads
  - c) Landscape Committee
  - d) Architectural Review Board
    - i. Approval of the proposed ARB Manual
  - e) Financial Committee
  - f) Communications
5. Management Report
6. Old Business
7. New Business
8. Adjournment

February 21, 2019  
Access and Patrol Report

For month January 2019 the following violations were reported:

Speeding violations: 28 with speeds range from 36 to 45 mph;  
Stop Sign violations; 0 Resident Parking violations; On driveway 25; On street parking 8;  
Clubhouse lot violations 2>

Vendor Parking violations: No cones- 11; speeding -9; wrong side 2; on grass 1

2 lights out reported in Garden area, 2 in tennis courts

#### Issues

1. We are addressing the problem of backups at both the front and back gates. One of the bigger problems relates to residents not calling in guests and vendors ahead of their arrival, requiring the guards to make calls, sometimes requiring several calls.
2. We have opened the back gate at 6:30am to allow the construction crews quicker access and alleviate some of the backups at 7:00-8:00am
3. We have received the signage for the crosswalk at Finchley and Kensington High St. and hope to have these signs in place in a week or so
4. We had a situation where the Livingston gate failed to open, after the guard left at 5:00pm, and several cars had to turn around. We are looking into a protocol to warn residents of any back gate problem and to safely divert them to the front gate..

Michael Swartz

Chairman



## **Pesky Varmints, LLC**

4310 28<sup>th</sup> Ave SE  
Naples, FL. 34117  
Office 239-353-PEST (7378)  
[www.peskyvarmintsFL.com](http://www.peskyvarmintsFL.com)

February 12, 2019

Kensington CC  
2700 Pine Ridge Rd,  
Naples, FL 34109

Ref: Cane Toad Clean-Out/ Kensington Country Club

The Cane Toad removal at Kensington Country Club took place on the night of Wednesday, February 6<sup>th</sup> going into Thursday, February 7<sup>th</sup>. Over 100 toads were removed from property ranging from juveniles to large adults. The Cane toads were seen mating already during this visit so the lakes will need to be checked for eggs and tadpoles during the next visit.

Recommendations: With the population present throughout the community, we recommend at least once a month visits through October/November, until the weather cools down again. Twice a month would be ideal to get on top of the population throughout the summer when the toads are most active.

See attached for the invoice for this visit. Also attached, please find a proposal for monthly visits throughout the summer. If the Board would like to continue the visits, please let us know so we can get Kensington on the schedule.

The below pictures are some of the Cane toads taken from Kensington property during the December visit:



*Bringing Wildlife Back to the Wild*

Pesky Varmints, LLC  
 4310 28th Ave SE  
 Naples, FL 34117  
 239-353-PEST

# Estimate

Date	Estimate #
2/12/2019	502

Name / Address
Kensington Country Club C/O NEWELL PROPERTY MANAGEMENT CORPORATIO 5435 Jaeger Road #4 Naples FL 34109

Project

Description	Qty	Rate	Total
<p>Cane Toad Monthly Visits: Kensington CC            \$950 per Monthly Visit            Each visit will take place during the night-time hours. A thorough inspection of the community will take place for removal of adult breeder toads and juvenile toads.            Lakes on property will be inspected for eggs and tadpoles. This work will take place during the night time hours.</p> <p>This cost is proposed for the entire property, including HOA, Golf Course and lakes. The Pesky Varmints team will get to as much land as possible during each visit.</p> <p>We are proposing at least once month visits from March through October, twice a month would be ideal with the population that is present.</p>	1	950.00	950.00
Please Sign and Date for Approval		<b>Total</b>	\$950.00

Crawford is working with us on areas that are in need of replacement trees and bushes. The Livingston gate area is an on going project to install trees, bushes and ground cover. The bougainvilleas on either side of the front entrance are in the process of being replaced with new hardy bushes. The front entrance along Pine Ridge is being redesigned with different plantings along with some improvements in the middle landscaped area, in front of the gate house.

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2192019 CAPITAL EXPENSE Budget

	2019	2020	2021	2022	2023	2024	2025	2026	2027
RESERVE	\$181,701	\$122,382	\$210,380	\$119,580	\$127,380	\$104,025	\$149,936	\$460,545	\$291,294
ADDITIONS	\$40,000	\$30,000	\$20,000	\$10,000	\$20,000	\$30,000	\$40,000	\$40,000	\$40,000
UNUSED CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INTEREST INCOME	\$68,000	\$70,000	\$72,000	\$74,000	\$76,000	\$78,000	\$80,000	\$82,000	\$84,000
REAL ESTATE XFER 40 units	\$504,000	\$580,000	\$617,200	\$673,800	\$680,645	\$707,911	\$725,669	\$743,749	\$762,343
RESERVE BUDGET									
ADD \$25/SQAR TO DUES FOR RESERVES YEAR 2020 \$56600									
ADD \$25/SQAR TO DUES FOR RESERVES YEAR 2021 \$56600									
ADD \$25/SQAR TO DUES FOR RESERVES YEAR 2022 \$56600									
ADD \$25/SQAR TO DUES FOR RESERVES YEAR 2023 \$56600									
ADD \$25/SQAR TO DUES FOR RESERVES YEAR 2024 \$56600									
ADD \$25/SQAR TO DUES FOR RESERVES YEAR 2025 \$56600									
ADD \$25/SQAR TO DUES FOR RESERVES YEAR 2026 \$56600									
ADD \$25/SQAR TO DUES FOR RESERVES YEAR 2027 \$56600									
THEN 2.5 %									

LAKES PROJECT RECEIVABLES

CREDIT LINE	\$558,691	\$1,800,000							
TOTAL RECEIPTS	\$1,352,382	\$810,380	\$2,719,580	\$877,380	\$914,025	\$919,936	\$996,545	\$1,326,294	\$1,177,637

EXPENDITURES

BULKHEADS\$1705000	\$1,150,000								
LAKES PROJECT									
INTEREST @ 4.65%	\$45,000	\$65,000	\$65,000	\$115,000	\$75,000	\$35,000	\$500,000	\$1,000,000	1000000
FEES	\$500,000	\$35,000	\$35,000	\$600,000	\$700,000	\$700,000	\$35,000	\$35,000	\$35,000
REPAY LOAN	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
MISC	\$1,230,000	\$600,000	\$2,600,000	\$750,000	\$810,000	\$770,000	\$535,000	\$1,035,000	\$1,035,000
TOTAL EXPENDITURES	\$1,222,382	\$2,100,380	\$1,919,580	\$1,227,380	\$1,040,025	\$1,499,936	\$460,545	\$291,294	\$142,637
FINAL RESERVES									

MISC TO INCLUDE THESE ITEMS THAT ARE HARD TO FORECAST TIMING  
 MAJOR MECH EQUIP REPLACEMENT  
 MAJOR CONSTRUCTION REPAIRS  
 SIDEWALK REPLACEMENT  
 TO BE ADDED WHEN TIMING KNOWN

LOAN BALANCE 841309	\$1,400,000	\$500,000	\$2,700,000	\$2,100,000	\$1,400,000	\$700,000	\$0	\$0	\$0
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