



MINUTES

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KENSINGTON PARK MASTER ASSOCIATION

**APPROVED**

Meeting of the Board of Directors

December 15, 2011

Kensington Clubhouse

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PRESENT:

Directors-	Bob Reilly	President
	Bud McMullin	Vice President
	Cathy Caggiano	Director
	Jim Field	Director
	Al Juliano	Director
	Buck Evans	Director
	Glenn Wise	Treasurer
	Lois Ricci	Director
	Bob Powell	Golf Club Liaison
Manager-	William Newell	
	NEWELL PROPERTY MANAGEMENT	
For Kent Security-	Adoni Kokkinos	
	KENT SECURITY	

President Bob Reilly called the meeting to order at 3:00 pm and declared that a quorum of the Board was present. Notice of this meeting was posted on the property.

Mr Wise made a motion to waive the reading of and approve the minutes of the Board Meeting of November 17, 2011. The motion was seconded by Mr Evans, and passed unanimously.

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

Mr Kokkinos explained to the Board that there had recently been some changes in personnel – one officer had been replaced, and one officer had been put on probation for a minor item. He assured the Board that there would be no changes in the level of service to the association.

There was discussion about Crawford Landscaping – sometimes traffic cones were not being placed around Crawford vehicles, and sometimes vehicles were being parked on curves in the road. Ms Caggiano stated that she would discuss these matters with Crawford.

A trailer providing pine straw to KPMA had been left parked overnight – this was a once-a-year occurrence. The tree trimming had caused some havoc in traffic – it was thought that this event might be moved up in time next year to avoid the seasonal traffic.

There was discussion about overnight driveway parking. Mr McMullin stated that he thought that KPMA ought to reconsider this ban on overnight driveway parking, and it was agreed that Kensington was the only Naples community known to prohibit this practice.

Mr McMullin moved to institute a policy to allow homeowner/resident appeal of the ban on overnight driveway parking. The policy will provide that when homeowners and residents face special hardship circumstances, they may appeal in writing to the Access & Patrol Committee to allow overnight driveway parking for one car. If approved by Access & Patrol, it would then be presented to the Board of Directors for final approval with a specified time limitation. This motion was seconded by Ms Caggiano, and approved unanimously.

There was discussion about some recent robberies reported in upscale neighborhoods such as Mediterra.

## **Infrastructure Committee Report (Al Juliano)**

Mr Field reported to the Board that the new light fixtures from the front gatehouse had been ordered, and they would be delivered to the gatehouse and installed after the Holiday Décor had been removed.

Mr Juliano reported that the sidewalk and street gutter cleaning was complete. He said that the process would be started earlier next year, and that additional workers should be added to allow the project to be complete earlier.

Mr Juliano stated that he had recently toured all the Kensington Lakes with Corey McDonough, and that their condition was improved. The Preserves Manager had authorized the removal of more exotics from the Preserves.

### **Landscape Committee Report (Cathy Caggiano)**

Ms Caggiano reported that all major landscape projects had been completed recently – tree trimming, palm trimming, installation of annuals, etc. Currently the remaining ficus hedge between Kensington and World Tennis Center was being assessed. Perhaps some trimming would be necessary.

### **Architectural Review Board (Jolene Mirena)**

Ms Mirena could not attend this meeting; there was no report from this committee.

### **Financial Report (Glenn Wise)**

Mr Wise gave a financial report. He stated that the association continued to operate under budget for fiscal year 2011, but that payments for several large projects were yet to be paid for in December 2011 (tree trimming, sidewalk cleaning, mulch, etc.

### **Management Report**

Mr Newell asked the Board when it would prefer to hold the association's Annual Meeting. After discussion it was agreed that the Annual Members Meeting would occur at 3:00 pm, March 15, 2012, in the Kensington Dining Room. Management was directed to make the appropriate arrangements.

The Director terms expiring at the upcoming 2012 meeting are: Jolene Mirena, Bob Reilly, Buck Evans, and Glenn Wise.

The Directors with terms continuing through 2012 are: Al Juliano, Cathy Caggiano, James Field, Lois Ricci, and Bud McMullin.

There being no further business to transact, the meeting was adjourned at 4:50 pm

Respectfully submitted by

*William Newell*

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William Newell  
Newell Property Management Corporation

[xxxx.ken/December 19, 2011]