



## MINUTES

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### KENSINGTON PARK MASTER ASSOCIATION

Meeting of the Board of Directors

December 16, 2010

Kensington Clubhouse

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#### PRESENT:

Directors-	Bill Lutz	President	
	Bud McMullin	Director	
	Denis O'Brien	1 <sup>st</sup> Vice President	
	Bob Reilly	2 <sup>nd</sup> Vice President	
	Jolene Mireenna	Secretary	(by SpeakerPhone)
	Lois Ricci	Director	
	Lois Lewis	Director	
	Buck Evans	Director	
	Bob Powell	Golf Club Liaison	

Security- Adoni Kokkinos, Vice President  
KENT SECURITY

Manager- William Newell  
NEWELL PROPERTY MANAGEMENT

President Bill Lutz 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 McMullin made a motion to waive the reading of and approve the minutes of the Board Meeting of November 18, 2010. The motion was seconded by Mr O'Brien, and passed unanimously.

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

Ms Ricci reported on the past month's incident reports. Stop Sign and Speeding Violations continued to be monitored, with notices going out to the perpetrators. Parking Violations had eased somewhat.

Mr Kokkinos presented a proposal for new walkie-talkie phones for communication between rover guards and the gatehouses. The new phone system with lapel microphone would cost approximately \$925.00, and it would be much more effective in reaching between telephones without blackout areas. Mr McMullin made a motion to instruct Management to order these telephones and deliver them to the gatehouse. This motion was seconded by Mr Evans, and passed unanimously.

Individuals giving holiday gifts to the security staff were discussed. After discussion, it was decided that this item would be best left to individual homeowners, and that KPMA should not get involved, since the officers were Kent Security staff as opposed to KPMA employees.

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

Mr Wise had been unable to attend this meeting. Mr Newell gave a brief financial report. Mr Newell stated that the association was still operating over budget for 2010, because of the installation of the western boundary fence. It may be necessary to transfer some funds from Reserves to cover the shortfall.

A motion was made by Mr Lutz, and seconded by Mr McMullin, to instruct Management to transfer up to \$50,000.00 from KPMA Reserves to the KPMA Operating Account if necessary to alleviate the cash shortage in December 2010. The motion passed unanimously.

Mr Newell reported that there were no serious delinquencies except for one, which currently had a Claim of Lien in place. There were also two holdouts for the Special Assessment, although statements continued to be sent, and late charges continued to be applied.

### **Management Report (Bill Newell)**

Mr Lutz asked Mr Newell to continue with his Management Report at this time. Mr Newell asked the Board Members if they approved of the new agenda format – they did.

Mr Newell asked the Board to consider the issue of the monument painting and maintenance, since at present, some sub-associations are taken care of by KPMA, and some are not. Of course, some are larger than others, and would require more maintenance. The Board deferred the matter until actual costs could be determined.

### **Infrastructure Committee Report (Bob Reilly)**

Mr Reilly reported that the sidewalk and curb gutter cleaning project was complete, and that some areas were re-visited and cleaned again.

The re-painting of all the road striping had been accomplished, as had been recommended by Ms Ricci.

Johnson Engineering was involved in preparing a plan for the Preserve Areas, as prescribed by Collier County Code Enforcement. Work was continuing to introduce native species to replace the exotic plants which had been removed.

The lakes at Wellington were discussed. Management had procured a proposal to install a circulating pump in the eastern lake which was expected to alleviate the algae problem. The quote was in the \$5,500.00 range. The Board discussed this, and decided that this was too much money to spend without verification that there would be any meaningful benefit. Therefore, Management was directed to obtain an opinion from Johnson Engineering, since they were already involved with KPMA in the preserve areas. Management would report back to the Board at a later meeting, and a decision could be made.

Mr O'Brien mentioned that he had received a complaint from a homeowner regarding the early time that Waste Management picked up trash in Kensington. The Board discussed the matter, but decided to defer making a decision to see if any more complaints would be received.

The water management agreement with South Florida Water Management District was due for renewal. This would have to be done, and Mr Reilly that since the exact cost was not known, he would report back on the cost of this item at a later date.

### **Landscape Committee Report (Denis O'Brien)**

Mr O'Brien stated that the Ficus Hedge opposite Yorktown was presently being trimmed.

A decision had been made to install new plantings in the hedge opposite Lancaster 3 at a budgeted cost of approximately \$3,800.00

There had been complaints about the appearance of the Bottle Palms bordering Finchley Lane, the road leading to Knightsbridge. Since everybody agreed that they were quite ugly, Mr O'Brien suggested that the present palms be replaced with Foxtail Palms at a cost of approximately \$5,840.00. After discussion by the Board, it was decided to defer this project until the cash flow situation of KPMA could be determined.

Mr O'Brien stated that the landscaping committee had reached a decision that the two parks at the south corners of Kensington needed renovation, and that approximately

\$7,550.00 of budgeted funds would be necessary to complete the southeast corner park, and the "first stage" renovation of the southwest corner park would cost approximately \$2,700.00.

**Architectural Control Committee (Jolene Mirena)**

Ms Mirena stated that her committee continued to send notices of non-compliance to owners, especially for dirty roofs.

There was brief discussion about mailboxes, and it was agreed that this was an individual homeowner responsibility. Mr Newell stated that owners needing attention to their mailboxes were routinely referred to Lykins Signtek on Taylor Road. Lykins knew the specifications, and were able to repair or replace Kensington mailboxes.

There being no further business to discuss, the meeting was adjourned at 4:55 pm.

Respectfully submitted by

*William Newell*

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William Newell  
Newell Property Management Corporation

[xxxx.ken/December 20, 2010]