



## MINUTES

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### KENSINGTON PARK MASTER ASSOCIATION

Meeting of the Board of Directors

February 17, 2011

Kensington Clubhouse

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#### PRESENT:

Directors-	Bill Lutz	President
	Bud McMullin	Director
	Bob Reilly	2 <sup>nd</sup> Vice President
	Jolene Mirena	Secretary
	Lois Ricci	Director
	Lois Lewis	Director
	Buck Evans	Director
	Glenn Wise	Treasurer

Security-	Adoni Kokkinos, Vice President KENT SECURITY
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Manager-	William Newell NEWELL PROPERTY MANAGEMENT
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President Bill Lutz called the meeting to order at 3:05 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 January 18, 2011. The motion was seconded by Mr Wise, and passed unanimously.

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

Ms Ricci reported on the past month's incident reports. She stated that she was continuing to monitor prohibited parking with an Excel spreadsheet, and was watching for repeat offenders.

The problem with the east front exit gate has been fixed and the loop detector is now working properly. The recent problem with the front resident entrance gate was being addressed, and would be corrected soon.

There had recently been a problem with children playing on the golf course, but as yet the children have not been identified.

A tenant in Sheffield continued to ignore the parking regulations, and management was directed to send a letter to the owner of the house, demanding that the tenant obey the parking rules in the future.

Open Garage Doors were discussed – the Board agreed that owners should be called by Access & Patrol Guards at any hour to alert owners of this problem. It was felt that it was better to wake up an owner than the alternative of leaving the garage door open for the whole night.

The new rover walkie-talkie mobile phones were working properly, and the new aerial was to be installed on the roof of the front gatehouse to allow better reception from the base station.

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

Mr Reilly stated that the work was proceeding well in the preserve behind Westchester – he felt that Johnson Engineering was doing a good job in monitoring and completing improvements to the preserve areas. Collier County Code Enforcement was again poking around, and making things difficult. Mr Reilly stated that it was expected that in another 30 days all necessary work will have been accomplished in these preserves.

The complaints about the lakes had subsided, perhaps because of the low lake levels. The committee would continue to monitor the lakes.

New plantings were being scheduled for the littoral shelves in various lakes.

The Street Light replacement project has been temporarily delayed pending a reply from Bay Electric regarding installation costs for re-wiring of the projected new fixtures. The Committee was also investigating the possibility of leasing street lights, and would report back to the Board on the feasibility of that approach.

Litigation continued concerning the repairs to various homes in Kensington Gardens, which were necessitated to preserve the lake bulkheads. It was impossible at this time to estimate the result of this litigation.

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

Mr O'Brien could not attend this meeting, so Ms Lewis gave the report for the month.

Ms Lewis commented on the upcoming ficus whitefly spray. This project had been recommended to the Committee, and the Committee concurred – the project consisted of a soil drench containing a systemic insecticide to protect the various ficus hedges in the community. Ms Lewis made a motion to proceed with this project at an approximate cost of \$3,750.00. This motion was seconded by Mr Evans and passed unanimously.

The hedge near the Lancasters was recently re-planted with a low-growing plant material which was expected to fill in the gaps at the bottom of the hedge. Later this year, the hedge would be cut back to encourage more growth from the bottom.

The ficus hedge at Yorktown was scheduled to be cut back to permit the palms and streetlights to be visible again.

There was discussion about the re-landscaping which had been planned for the area in front of the new fence behind Canterbury Green and Ashley Grove. Mr Wise and Mr Evans felt that precautions should be observed regarding precedents of new plantings by KPMA which involved enhancement to single properties in Kensington.

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

Mr Wise reported that the Association was in very good shape financially, although slightly over budget for the year, as of January 31, 2011. There was discussion about the current delinquencies, including the two foreclosures in the sub-associations Westchester and Lancaster 1.

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

Ms Mirena reported that almost all infractions had been corrected in the community, and pressure was kept up to ensure compliance with requests made by the ARB.

Basketball hoops were discussed – there were still two remaining, and those owners had been asked to remove them. It had been decided that the ARB could not back down from these requests, and that action would continue until compliance was achieved.

The unfinished house in Kensington Gardens was discussed. The Board agreed that KPMA had done everything possible to convince the owner to complete the residence, and that perhaps Kensington Gardens Homeowners Association could do more to move things along.

The irrigation problems continued in Kensington Gardens. It was agreed by all that irrigation problems remained the responsibility of each individual homeowner in The

Gardens, and that KPMA staff or Golf Course staff could not become involved in these matters. A letter had recently been sent to the President of The Gardens, and she had agreed to cooperate with KPMA by informing their residents of this fact.

**Management Report (Bill Newell)**

Mr Newell stated that he had brought a catalog containing outdoor benches to the meeting, and he invited those Board Members who were interested to review it. There had been discussion at previous Board meetings to consider outdoor benches in some of the parkette in the community.

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/February 18, 2011]