



MINUTES

KENSINGTON PARK MASTER ASSOCIATION

Meeting of the Board of Directors

May 20, 2010

Kensington Clubhouse

PRESENT:

Directors-	Denis O'Brien	Vice President	(by SpeakerPhone)
	Bud McMullin	Director	
	Lois Lewis	Director	(by SpeakerPhone)
	Lois Ricci	Director	
	Buck Evans	Director	
	Robert Reilly	Vice President	
Security-	Adoni Kokkinos, Vice President KENT SECURITY		
Owners -	1 (list attached)		
Manager-	William Newell NEWELL PROPERTY MANAGEMENT		

Vice President Robert 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 McMullin made a motion to waive the reading of and approve the minutes of the Board Meeting of April 15, 2010. The motion was seconded by Mr O'Brien, and passed unanimously.

Access & Patrol Committee Report (Bud McMullin)

Mr McMullin reported on the past month's incident reports. He stated that the recent change in officers' hours had allowed for more patrol of the community, and that this had been met with good reviews from the membership. Also, the enforcement of the cone placement by vendors was working well.

Hours had been changed at the back gate, and the Virtual Guard system was working well.

Overnight driveway parking continues to be addressed – several letters have been sent. One repeat offender received a fine of \$100.00; another has been sent a letter threatening fines if the practice does not stop. Running stop signs and speeding continued to be monitored with letters being sent to offenders on a daily basis. Also, open garage doors are being reported to owners, regardless of the time of day. Mr Evans stated that he thought this was an excellent practice.

Mr O'Brien suggested adding the location of the offense to the infraction form. Mr Newell stated that this change would be instituted.

Mr Kokkinos showed the new forms which were being generated from the new Safehouse system for visitors to Kensington.

Administrator's Report – Mr Newell

Mr Newell stated that quotes had been sought and delivered to re-paint the exterior of the rear gatehouse, the interiors of both gatehouses, security gates, Livingston sign, monuments throughout Kensington, as well as the installation of new gutters on the rear gatehouse. The entire project would cost \$7,000.00. Since this project had been approved by the Board at an earlier Board Meeting, a motion to ratify this decision was made by Mr Evans, seconded by Mr O'Brien, and passed unanimously. Management was instructed to commence this project as soon as possible.

Mr Newell reported that substantial progress had been made on the process of being able to email newsletters and other items to the membership. After the initial costs of research which have already been expended, the actual process of sending emails was anticipated to be quite inexpensive. At present, the association has email addresses of 331 homeowners within Kensington, and efforts will be made to secure more email addresses.

There was to be a meeting onsite to inspect the condition of the preserve at the rear of Westchester. A Westchester homeowner had made several calls to local agencies and other persons, complaining about the recent cleanup of exotic species in the area mandated by South Florida Water Management District (SWFWMD). This meeting would include Mr Newell, the SWFWMD representative who ordered the cleanup, Sunshine Aquatics which did the work, Corey McDonough, and a representative of Collier County Code Enforcement. It was hoped that a resolution of the matter would be arrived at as a result of this meeting.

Infrastructure Report – Mr Reilly

Mr Reilly stated that a quote for repairing the blocked storm sewer at Lancaster 3 had been received, and would be approved by his committee, in the amount of \$2,410.00. This problem had persisted for several months, and resulted in frequent backups on Kensington High Street.

Mr Reilly reported that sidewalk tripping hazards which had been reported, had been repaired. The pothole in the exit lane of Kensington Gardens had also been repaired.

The streetlights in Kensington were being studied. A report and pictures had been submitted by Bay Electric, which had shown significant deterioration of many streetlight poles. These poles would have to be replaced in stages, and should be budgeted for, starting in 2011. Mr Reilly was studying the pictures, and would be asking the Board to consider whether similar fixtures should be used, or whether a simpler replacement specimen would be preferable.

The condition of the lakes in the Wellington/Westchester areas was discussed. Mr Reilly stated that he had given approval for the removal of all debris from the shoreline of these lakes, which would be accomplished through the golf course staff under the direction of Corey McDonough.

The installation of rip-rap on the lake banks by the individual condominium associations would be considered by the Kensington Board, provided that final approval by Kensington was granted based on submission of a plan by the condominium associations. One of the requirements would be that the entire length of the banks would be covered, and a material matching the current rip-rap in Kensington was used. The cost of this installation would be borne by the individual condominium associations.

Mr Reilly reported that he and Bill Lutz had met with representatives of the group from Kensington Gardens who had protested the recent Special Assessment, but had heard nothing further from them since that time.

Mr Reilly stated that he would strongly favor an approach at 2011 budget time, which considered each of the infrastructure elements, and that adequate reserves were considered for each.

Landscape Committee Report (Denis O'Brien)

Mr O'Brien made a motion to install summer annuals in Kensington at a cost of approximately \$4,000.00. This motion was seconded by Mr Evans and passed unanimously.

Mr O'Brien stated that the installation of philodendrons at the north wall costing approximately \$1,478.00, and several small projects approximating \$1,700.00 were to be started as soon as possible. The Board agreed unanimously with these projects and told Mr O'Brien to proceed.

He pointed out that additional landscape lighting had been installed at the northeast corner near The Hamlet, and that comments had been favorable.

Trimming of the major hardwood trees was necessary. Quotes had been obtained and approved by the committee. Mr O'Brien made a motion to have these trees trimmed at an approximate cost of \$13,500.00. This motion was seconded by Ms Lewis and passed unanimously.

Mr O'Brien outlined the work which had been done to consider the installation of a fence and removal of ficus trees on the boundary line behind Canterbury Green. All affected owners had been surveyed and a sample of the fence had been installed, and those owners invited to inspect it and make comments. He stated that he felt that a sizable majority of those affected owners surveyed favored this project, and that the association should proceed. This project would also alleviate the problem with the World Tennis Club which had always complained about the ficus trees on this boundary. Mr O'Brien then made a motion to proceed with the removal of ficus trees, and the installation of a fence matching the installed sample at the boundary line behind Canterbury Green and Ashley Grove, at a cost of approximately \$90,000.00, to be paid for from Kensington Reserves, with the possibility of the Operating Account eventually reimbursing a portion of this amount to the Reserve Account. This motion was seconded by Ms Lewis, and passed unanimously.

There was discussion regarding the placement of Real Estate Open House signs on county property at the two entrances. The Board would research this matter and make a decision at a later date.

There being no further business to discuss, the meeting was adjourned at 4:35 pm.

Respectfully submitted by

William Newell

William Newell
Newell Property Management Corporation

[xxxx.ken/May 25, 2010]