



## MINUTES

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### KENSINGTON PARK MASTER ASSOCIATION

Meeting of the Board of Directors

June 16, 2011

Kensington Clubhouse

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#### PRESENT:

Directors-	Bob Reilly	President	
	Bud McMullin	Vice President	(By SpeakerPhone)
	Jolene Mirena	Secretary	
	Lois Ricci	Director	
	Cathy Caggiano	Director	(By SpeakerPhone)
	Jim Field	Director	

Security- Adoni Kokkinos, Vice President  
KENT SECURITY

Manager- William Newell  
NEWELL PROPERTY MANAGEMENT

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.

Ms Mirena made a motion to waive the reading of and approve the minutes of the Board Meeting of May 19, 2011. The motion was seconded by Ms Ricci, and passed unanimously.

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

Ms Ricci gave a report of the A&P activity within Kensington for the last month. There was only routine activity through the month.

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

Mr Reilly stated that the agreement designating the Preserve Manager had been executed, and that the plant removal permit had been signed. Work was expected to start soon in the Preserves areas.

Mr Field reported on the Street Light replacement project. He told the board that had met with Randy Anderson from Bay Electric, the company that has been performing repairs on the street lights. Randy told him that Bay electric had declined to bid the project because he did not believe it would be productive to work on a bid unless there were clear specifications for the job so that the bids would be comparable. Mr Field and Mr Anderson looked at some twenty to twenty-five light poles, some in relatively good shape and some that were near failure. Mr Anderson told Mr Field that many of the poles had been incorrectly installed, and that some need to be corrected or replaced soon and others will probably be OK for the time being.

Mr Field reported that there had been new flood maps submitted by FEMA, which, if adopted, would affect a substantial number properties in Kensington, but that Collier County was currently disputing these new maps, and that no action was possible until resolution of the dispute.

Mr Reilly reported that the lawsuit initiated by some property owners regarding the remediation to various properties in The Gardens was not resolved yet.

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

Ms Caggiano reported that many of the vinca plants installed throughout the property had been affected by a fungus. The supplier is replacing them at no cost and they will be replanted by Corey McDonough and his crew.

Ms Caggiano stated that the two new park benches were scheduled for delivery at the end of June 2011.

The palm tree pruning will commence as scheduled this fall. Some "cleaning up" of the Queen Palms behind the ficus hedge across from Yorktown will be necessary this summer because of the recent pruning of that hedge.

The buffer plantings along the new fence behind Canterbury Green were underway.

The plantings in front of the Knightsbridge sign were currently being trimmed.

Ongoing irrigation problems were being fixed as necessary.

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

Mr Wise had been unable to attend this meeting – Mr Newell gave a brief Financial Report to the Board.

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

Ms Mireнна reported that the woodpecker problem persisted, and that the ARB was not now contacting the homeowners affected, but that action would continue after woodpecker mating season.

The suggestion by one Kensington owner to perform pressure-cleaning in lieu of paying maintenance fees to KPMA was rejected by the Board. Ms Mireнна was working with other contractors to arrange cleaning of the Federow roof, with the charge to be applied to that account. There had been many complaints about this situation.

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

Mr Newell reported that there had been a complaint about the FPL gate on the Livingston Road right-of-way being open. Upon communication with FPL, they have stated that this fence and gate belong to KPMA, and that KPMA needs to maintain it. Therefore a new lock has been installed to ensure that the gate stays closed.

There was brief discussion about whether a Board Meeting was necessary in July 2011. Mr Reilly would assess that and contact management if a meeting would be held.

There being no further business to discuss, the meeting was adjourned at 4:15 pm.

Respectfully submitted by

*William Newell*

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William Newell  
Newell Property Management Corporation

[xxxx.ken/August 17, 2011]