

MINUTES

KENSINGTON PARK MASTER ASSOCIATION INC

Meeting of the Board of Directors

02/18/10

Kensington Clubhouse

Present:

Directors	Bill Lutz Joe Dyer Lois Lewis Bud McMullin Denis O'Brien Steffi Portman Lois Ricci
Owners	See attached sheet
Security	Adoni Kokkinos KENT SECURITY
Attorney	Joseph McMackin BOND, SHOENECK & KING
Manager	William Newell NEWELL PROPERTY MANAGEMENT

The meeting was called to order at 3:00 pm by President Bill Lutz, who declared that a quorum was present. Notice of this meeting had been posted on the property and on the Kensington Website.

Mr Lutz stated that each of the Board Members had received a letter from certain individuals in Kensington Gardens. The letters had been directly deposited in Board Members' mailboxes. Mr Lutz stated that he felt that this was an inappropriate method for communication.

He then introduced Mr McMackin, the Association's attorney. Mr McMackin proceeded to outline the problem (i.e. certain KPMA members who felt that they had been inappropriately assessed for modifications to their property to prevent further damage to the KPMA bulkheads). He stated that he felt that the previous Attorney's Opinion Letter regarding this matter was correct, and that the attorney retained by these particular owners was incorrect in her opinion. He recommended a response to those particular owners stating this fact.

There was a motion by Mr Lutz, seconded by Mr O'Brien, and passed unanimously, that Mr Lutz was authorized by the Board of Directors to communicate that the Board had considered certain Kensington Gardens residents' communication on the matter of the recent special assessment, that association counsel had reviewed the situation, and that the position of the KPMA Board of Directors remained the same on the matter (that the assessment was legal and proper).

Access & Patrol (Bud McMullin & Lois Ricci) -

- Mr McMullin introduced the Board of Directors to a newly drafted Communications Policy which would affect how members of the community would interact with Access & Patrol Officers. Recently, there had been incidents whereby members would enter the gate house, or accost Officers on patrol, and interfere with their regular duties. This new policy was intended to have a better structure for communication with Kent Security Officers. It was agreed that all KPMA members should communicate with the Access & Patrol Committee Members or the Property Management Firm, who would then communicate with Kent Security on their behalf.

There was a motion by Mr McMullin, seconded by Ms Portman, and passed unanimously, to adopt the attached Communications Policy statement.

- Mr McMullin explained that the Access & Patrol Committee had been investigating upgrading the fleet of golf carts used by Access & Patrol Officers. After investigating new and used possibilities, the committee recommended using Affordable Golf Carts to lease two used golf carts.

After discussion, Mr McMullin made a motion to contract with Affordable Golf Carts to lease two used golf carts under a two year contract, at a price of \$175.00 per cart per month. The motion was seconded by Mr Dyer, and it passed unanimously.

- One KPMA resident (Rehak) had been warned several times about parking vehicles on the street overnight. The Board wanted this owner to be sent communication warning that fines would be considered to gain compliance with association rules on the subject.
- There was discussion about Real Estate Open Houses. Ms Portman stated that she objected to a frequency of more than once per month. After discussion, it was agreed that the dates previously established by the KPMA Board would be honored, and that Realtors Mr and Mrs Harris were to be advised of this fact. There was a motion to honor these two dates for Open Houses by Mr McMullin. The motion was seconded by Mr O'Brien, and passed 6-1 (Ms Portman voted nay).
- Open House directional arrow signs were discussed. It was decided that only one sign of this type per property was permitted, and it was to be on the property itself. Access & Patrol Officers would be authorized to collect any other signs and return them to the gatehouse where they could be later retrieved by the Realtors.
- Traffic Cones were briefly discussed, with no decision reached. Mr McMullin stated that his committee was investigating the matter, and that it would report back to the Board at a later date.

There was a motion by Ms Lewis to waive the reading of and approve the minutes of the last Board Meeting of 01/21/10. This motion was seconded by Mr McMullin, and passed unanimously.

Manager's Report (Bill Newell) -

Mr Newell reported the following items:

- Painting of the walls, gate house and gates is finished. The expense was paid from Reserves.
- The last unpaid KPMA Hurricane Assessment has been collected.
- Upcoming Annual Meeting - 133 proxies received so far. A quorum is 170.
- Homeowner Information Sheets received - 300. Entered in database - 225.
- Mr Newell reported on the financials of KPMA as of January 31, 2010. He stated that the financial situation was under budget, and that the Reserves were fully funded.
- Certain delinquencies were being dealt with by the Association Attorney.

Landscape (Denis O'Brien) -

- The declining yellow bushes at the Kensington entrance should be replaced. After researching alternatives, Mr O'Brien was recommending Knock-Out Roses as a replacement.

There was a motion by Mr O'Brien to replace the existing plantings at the entrance with Knock Out Roses at a cost of approximately \$3,044.00. The motion was seconded by Mr Dyer, and passed unanimously.

- Mr O'Brien reported on the possibility of cold damage in the major palms in Kensington. After consultation with the lawn care firm, it had been decided to adopt a "wait and see" attitude, in order to assess if there was any real damage, and if so, how it should be dealt with.
- Crotons had not survived the cold weather, and Mr O'Brien recommended removal of these plants. Replacements would be made at a later date.

Architectural Control (Steffi Portman) -

- The Federow house was in need of maintenance and the neighbor had complained to KPMA. A letter had been sent to the neighbor advising him that the Board was communicating with Ms Federow, and attempting to remedy the situation.
- The Denzer property had been granted an extension by Collier County, and Ms Portman would monitor the situation.
- Wellington 2 had installed some landscape lighting without gaining approval from the KPMA Architectural Review Board. There was discussion about whether this type of installation should be approved by the ARB, and it was agreed that all future installations of this type should be submitted for approval by the ARB, even from condominium associations.
- The Hamlet had requested more time to arrange for their roofs to be cleaned. Ms Portman stated that this was not acceptable, and that another request be sent to this association. The Board agreed. She mentioned that these roofs look even worse from the golf course than they do from the front. Mr Newell stated that The Hamlet had promised to send a reply to the Board, but this had not yet arrived.
- Mr Denzer had been granted a six-month extension by Collier County to complete his new house. Ms Portman stated that she would monitor that permit.

Infrastructure (Joe Dyer) -

- Mr Dyer reported that the Committee was anticipating the report on the street lights from Bay Electric, but that although the survey had been done, the report had not yet been submitted. Mr Newell said that he had requested this report on three occasions. It was expected very soon.
- The conditions at the Wellington lakes were discussed. Aquatic plants and the subsequent deterioration of these plants were cause for concern for some one resident at Wellington, who had contacted the KPMA Board. Apparently some Wellington owners favored removal of these aquatic plants, and some owners were against this. Mr Lutz and Mr Dyer both stated that interference with these lakes would not be tolerated by Collier County, and that the Lake Maintenance firm was paid to maintain these

lakes and should be left to do the job. The lakes were natural areas, and the association would risk fines from Collier County if the lakes were interfered with. Therefore, no action on this matter would be taken by KPMA at this time.

There being no further business to discuss, a motion to adjourn was made by Mr McMullin, seconded by Ms Ricci, and passed unanimously. The meeting was adjourned at 5:20 pm.

Respectfully submitted by

William Newell

William A Newell
NEWELL PROPERTY MANAGEMENT

[ken.minXXXX/February 19, 2010]