



MINUTES

KENSINGTON PARK MASTER ASSOCIATION

Meeting of the Board of Directors

April 15, 2010

Kensington Clubhouse

PRESENT:

Directors-	Bill Lutz	President
	Denis O'Brien	Vice President
	Glenn Wise	Treasurer
	Bud McMullin	Director
	Lois Lewis	Director
	Jolene Mirena	Secretary
	Lois Ricci	Director
Security-	Adoni Kokkinos, Vice President	
	KENT SECURITY	
Owners -	Several (list attached)	
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 March 18, 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 (report attached).

He stated that he was concerned with the number of stop sign infractions. These violators would be sent notices.

Two constant offenders of the prohibition of un-garaged overnight parking were to be sent second and third notices of violation. The third notice would mention fines if the practice was not corrected. The Board discussed the level of fines – it was decided that fines would be levied at the rate of \$100.00 per month for residents who refused to conform to parking rules.

Mr McMullin stated that the virtual guard process had been working well, and that Kent Security was reaching the end of entering in all the information from the new forms recently sent to all Kensington residents.

The process of issuing "overnight passes" for outside parking was discussed. After discussion about the various options, Mr McMullin made a motion that one pass would be issued to a homeowner for 20 days, with one 20-day renewal after that period; any further request would have to be approved by the Access & Patrol Committee; this process could only take place once per year. This motion was seconded by Ms Mirena, and passed unanimously.

The "missing golf clubs" incident was discussed, and it was agreed that the situation was handled in an appropriate manner by Security.

Treasurer's Report – Mr Wise

Mr Wise reported on the financial condition of KPMA and he stated that the position was very good at the present time.

Infrastructure Report – Mr Reilly

Mr Reilly was not present at this meeting, so the Wellington 2 Condominium exterior landscape lighting project was discussed by Mary Lou Connone, Wellington 2 President, and the Board of Directors. After much discussion, it was decided that Wellington 2 had taken all the steps it could to assure that there was no danger posed by the recent landscape lighting installation – the association had engaged a licensed electrician to inspect the installation, who had stated that the installation was safe, neat, and effective. Ms Connone assured the Board that all future lighting projects would be done by a licensed electrician after a permit had been drawn. Also, a request for approval from the Kensington ARB would be sought before commencement of any project.

The Wellington lakes were discussed. Ms Connone had been given a quote of \$3,500 to install rip-rap around the lakes. It was decided that a walk-around would be arranged with Infrastructure Committee Chairman Mr Reilly, and other interested parties, to determine what should be done with these lakes. Cleaning up the banks of the lakes was discussed, but no decision was made. It was decided to re-visit the issue after the walk-around was complete.

Westchester Condominium had complained about the preserve area clean-up which had been mandated by South Florida Water Management District. It had already been arranged to meet with a representative of Westchester, along with Corey McDonough to decide if anything else could be done about the process to make it more compatible.

Mr Lutz brought to the attention of the Board that the owners of those homes who were special-assessed for the modifications to their homes to prevent runoff to the bulkheads had proposed sharing the cost of those modifications 50/50 with KPMA. Mr Lutz stated that he would get together with the KPMA attorney involved to reply to this suggestion. The Board felt that this cost-sharing was not advisable, and that the attorney should draft a response stating this.

Landscape Committee Report (Denis O'Brien)

Mr O'Brien explained that new members of his committee were: Carlotta Tippett and Pat Ferarri.

He stated that the eastern boundary improvements were complete, and that the Eatonwood median improvements were underway.

A full report of the Landscape Committee is attached to these minutes.

The Etonwood gate and entrance were discussed. Should they be painted? After much discussion, it was decided that Newell Property Management would solicit quotes for the following items:

1. The painting of the exterior of the Etonwood gatehouse.
2. The painting of the security gates.
3. The removal and replacement of the gutters on the gatehouse which had been badly installed originally.
4. The painting of the interiors of both gatehouses.
5. The painting of the monuments throughout Kensington.

When these quotes had been obtained, Mr Newell would distribute to the Board, and The Board could determine which items should be done.

Mr Harris from Ashley Grove stated that he would like to have the Cuban Laurel trees removed from his property line, and that he liked the idea of the proposed fence. Mr O'Brien stated that several homeowners had not replied to the original communication regarding that property line and the proposed fence. He would have another letter sent to those homeowners who had not expressed an opinion, and disclose the results to the Board of Directors.

Architectural Report – Ms Mirena

Ms Mirena stated that she had discussed the roof cleaning of The Hamlet Condominium with association representatives, and The Hamlet had committed to cleaning the roof as soon as the roof repairs were complete. This was expected to occur in July, 2010.

There being no further business to discuss, the meeting was adjourned at 5:05 pm.

Respectfully submitted by

William Newell

William Newell
Newell Property Management Corporation

[xxxx.ken/April 20, 2010]