



MINUTES

KENSINGTON PARK MASTER ASSOCIATION

Meeting of the Board of Directors

June 17, 2010

Kensington Clubhouse

PRESENT:

Directors-	Bill Lutz	President	
	Denis O'Brien	1 st Vice President	(by SpeakerPhone)
	Bud McMullin	Director	(by SpeakerPhone)
	Lois Lewis	Director	(by SpeakerPhone)
	Jolene Mirena	Secretary	(by SpeakerPhone)
	Robert Reilly	2 nd Vice President	

Security-

Adoni Kokkinos, Vice President
KENT SECURITY

Susan O'Farrell
COLLIER COUNTY CODE ENFORCEMENT

Owners - 2

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 Reilly made a motion to waive the reading of and approve the minutes of the Board Meeting of May 20, 2010. The motion was seconded by Ms Lewis, and passed unanimously.

Mr Lutz introduced Collier County Code Enforcement Specialist Susan O'Farrell to those present.

Ms O'Farrell gave a report on the state of the preserve area behind Westchester, and the position of Collier County Code Enforcement. She gave a slide presentation to illustrate preserves of different types and elaborated on the different species of flora and fauna typically welcomed in these preserves.

Mr Reilly, Mr Newell and Mr Lutz all asked questions along the line of which governmental agency had jurisdiction over the preserves in Kensington, but no clear answer was established. The agencies (SWFWMD & Collier County Code Enforcement) apparently work together in a symbiotic fashion, both respecting each other's decisions, and there is a shortage of manpower at the moment. Mr Newell stated that it was unfortunate that Code Enforcement was not aware of the order released by SWFWMD to Kensington, since the exotic clearing of the preserve could have then been done more economically.

Ms O'Farrell stated that the bottom line was that Kensington had to conform to Collier County's citation to clear the preserve of exotic debris, and that it should be done soon. Corey McDonough had worked with Britt Gladwell of Sunshine Aquatics, and would see to it that the job was done.

Access & Patrol Committee Report (Bud McMullin)

Mr McMullin reported on the past month's incident reports. Most were usual in nature. One homeowner continued to park vehicles overnight, and that the fining process had started after several letters had been written. He stated that there was one more homeowner to deal with, who would also likely be fined for continuing parking infractions

Administrator's Report – Mr Newell

Mr Newell stated that the multi-faceted painting project was nearly complete, and that it had gone well, and there had been several complimentary comments from Kensington homeowners.

Mr Newell stated that he had met with the association's insurance agent to discuss the upcoming insurance policy renewals. The subject of umbrella insurance limits was discussed. The current limit is 25 million – the Board asked Mr Newell to determine the price of increasing this insurance.

He then gave a brief financial report to the Board.

Infrastructure Report – Mr Reilly

Mr Reilly stated that the sidewalk repair was underway – Some 71 potential tripping hazards had been detected and marked for repair.

Mr Reilly said that he might possibly meet Susan O’Farrell at the site of the Westchester preserve to determine the scope of the exotic debris removal.

The Wellington/Westchester lakes were discussed. Mr Reilly stated that Corey McDonough had proposed that the golf course workers could be engaged to clean the banks up for an approximate price of \$200.00. After discussion, it was decided that this project could be organized and paid for by KPMA.

The drainage problem at Lancaster 3 was underway, and would be completed shortly.

There was discussion among the Board members about the level of discretion advisable for Committee Chairmen to spend association funds. Mr Lutz made a motion that for budgeted projects, a limit of \$2,000.00 should be allowed for Committee Chairmen to make a decision to proceed with a given project, without a vote from the Board of Directors. The motion was seconded by Ms Mirena, and passed unanimously.

Landscape Committee Report (Denis O’Brien)

Mr O’Brien reviewed his committee’s report for the month. The summer annuals had been installed, and some minor work was being completed at the back gatehouse. Tree trimming was underway along Kensington High Street near Sheffield Villas.

He stated that Collier County Utilities had stipulated that a twelve-foot clearing had to be made in the plant material to allow for truck access from Kensington High Street to the Sewer Lift Station between Yorktown and Ashley Grove. The current arrangement was not acceptable to the County. The County had given them until the fall to get this project completed. The Landscape Committee would review this item when they returned in the fall.

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/June 23, 2010]