



MINUTES

KENSINGTON PARK MASTER ASSOCIATION

Meeting of the Board of Directors

May 19, 2011

Kensington Clubhouse

PRESENT:

Directors-	Bob Reilly	President
	Bud McMullin	Vice President
	Glenn Wise	Treasurer
	Jolene Mirena	Secretary
	Lois Ricci	Director
	Cathy Caggiano	Director
	Buck Evans	Director
	Jim Field	Director
Golf Club-	Robert Powell	
Owners-	Deborah Sands (Wellington Place 2)	
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.

Mr Evans made a motion to waive the reading of and approve the minutes of the Board Meeting of April 21, 2011. The motion was seconded by Ms Mirena, 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 discussion about whether Kensington should be requiring incoming visitors to show their drivers license to gain admission to the community. It was agreed that this may cause delays and resentment among the Kensington members, so that it was decided to table this discussion and allow the A&P Committee to study the matter further and make recommendations at a later date if necessary.

The recent visit by Collier County Sheriff Department to monitor speeders was discussed. It was never determined why these monitors came into the community, but the Sheriff's Department has been advised not to pursue this activity. However, there was a standing invitation to bring the *Smart Trailer* in to monitor speeding. That Trailer was currently being repaired, but was expected to be back in action soon.

The Board agreed that the recent visit to the gatehouse by the Board Members had been educational and useful. There was discussion about window cleaning and pressure-cleaning of the exterior of the Pine Ridge gatehouse. Mr Newell was instructed to obtain bids for this work.

There was brief discussion about the fact that when Florida issued new license plates that the barcode on the vehicle did not match the new license plates. It was agreed that the security officers would give new information sheets to those owners, and request that they be dropped by at a later date so that the new information could be entered.

Infrastructure Committee Report (Al Juliano)

Mr Reilly stated that Mr Juliano could not attend this meeting. However, he informed the Board that Mr Juliano had met with himself and Corey McDonough to discuss the Preserve areas and the recommendations of the engineer working on the project.

There was discussion about the recent clean-up of the lake at Wellington 2. There was a motion by Mr Wise, seconded by Mr McMullin and passed unanimously, that KPMA would pay for the clean-up of the lake, but that in future the association must know in advance of this kind of work if KPMA was to pay for it.

Mr Field commented on his progress with the Street Light Project. He intended to meet with Randy from Bay Electric to discuss the current lighting situation, and to try to ascertain why certain replacements were necessary. He would report back after he had done this. Mr Field recommended that the Board consider contracting with a lighting engineer to determine proper specifications and recommendations regarding street lights. He was going to discuss this matter with at least one lighting engineer, and report back to the Board.

Landscape Committee Report (Cathy Caggiano)

Ms Caggiano stated that the recent dry conditions had been challenging for the landscape firm, but that extra attention was being paid to the irrigation system, and so far there had been no disasters in the landscape, and she felt that the landscape looked very good overall.

Ms Caggiano reported that the hedge opposite The Hamlet had been recently severely trimmed, but that it should fill out during the summer season.

Work was to start soon on the landscaping at the buffer zone near the new fence installation, for those homes who had requested this work.

The two park benches had been ordered, and the Corey McDonough was to install them when they arrived in the two parkettes on the south section of Kensington.

There was discussion about Palm Tree trimming, and Ms Caggiano stated that she would report back to the Board of the established schedule to perform this work.

Financial Report (Glenn Wise)

Mr Wise gave a Financial Report. The association remained in excellent financial condition, with Reserves fully funded and invested. Delinquencies were minimal. A Claim of Lien was being filed against one homeowner who had a history of delinquency. His offer for a time payment plan was rejected since previous similar arrangements had not been honored.

Architectural Review Board (Jolene Mirena)

Ms Mirena reported that mailboxes were under consideration, and that owners would soon be receiving letters to repair their mailboxes if necessary. This was a homeowner responsibility.

Some owners had been contracting to paint their houses without submitting their plans to the ARB. Mr Reilly stated that he would include this item in the next newsletter.

There was discussion about the ongoing woodpecker hole problem with some properties in the Kensington area, but it was agreed that these problems could only be addressed after the woodpecker mating season.

Management Report (Bill Newell)

Mr Newell reported that there had been a complaint about lawn maintenance firms working in the neighborhood after 5:00 pm. Although the rule used to state 5:00 pm as the latest time for contractors to work, the current rule states 6:00 pm. After discussion, there was a motion by Mr McMullin, seconded by Ms Mirena, and passed

unanimously, that the hours that contractors could work on Kensington property be changed to between 7:00 am and 5:00 pm Monday through Saturday.

Mr Newell asked those members present if they would like to receive their monthly financial statements by regular mail or email. All but two Directors asked to receive their reports by email. Mr Wise and Mr Evans would continue to receive their reports by regular mail.

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 24, 2011]