



# **Kensington Community Times**

A Newsletter for the Kensington Community from your Master Association

August, 2009

I am pleased to announce that Peter Eschauzier has been appointed to the KPMA Board of Directors. I would like to thank Peter for undertaking this effort. Speaking on behalf of the other board members, we look forward to working with him in the coming months. Peter's term will run until March, 2010.

Your Board has continued to focus on cost containment. In accordance with that we have undertaken a review of our largest single expense, Access and Patrol. This was done under the direction of Bud McMullin and Lois Ricci, respectively the Chair and Vice Chair of Access and Patrol. The stated objective was to review the functions, and associated costs of the Kensington's Access & Patrol staff. This was followed by an assessment of whether out-sourcing is a desirable and cost effective alternative for the Kensington community.

We asked the two largest and most respected security firms in the area, Kent Security and Wackenhut Security, to analyze our situation and provide a proposal. Both companies met with us and toured the property. They provided detailed proposals which were very close in pricing and services. After an intensive and detailed review, we concluded that Kent Security provided the best fit for us at Kensington. We are entering into a two year guaranteed cost contract with them.

The primary benefit is that we will reduce our Access and Patrol expenses by about 19% in each of the next two years. That is a total reduction of \$150,000 over the term of the contract that can be applied to other community improvements without an increase in fees. Cost was not the only concern. Under this agreement we will have better prepared staff because each employee would attend forty hours of training, conducted by Kent specialists. This training culminates in their obtaining a "Class D" security license, as required under Florida law, before returning to duty at Kensington. Our system for capturing information on visitors will be replaced with one that is much more sophisticated. Kent will use audio, video and GPS technology to

ensure that their staff is performing assigned tasks at all times. This will be augmented by nighttime visits of roving supervisory staff.

We have talked to the current staff and they were informed that Kent would interview any interested staff members for employment. The decision to hire is wholly with Kent as prospective employees would have to meet Kent employment standards. During the 30 day transition Kent will supply temporary staffing assistance if needed.

We extend our thanks and appreciation to all of our current Access and Patrol staff. John Tocio has informed Lois Ricci that he will retire and is not seeking to join Kent Security. We especially thank John for his service and wish him a long and enjoyable retirement.

An informational meeting will be scheduled in early November to introduce Kent Security to the community. Not only will it be an opportunity to meet the management of Kent Security but they will talk about current issues in security.

Enjoy your summer.

Bill Lutz  
President, Board of Directors  
Kensington Park Master Association