

MINUTES

KENSINGTON PARK MASTER ASSOCIATION INC

Meeting of the Board of Directors

07/28/09

Wyndemere County Club

EMailed 8/10/09

TO DIRECTORS:	<input checked="" type="checkbox"/>
TO OWNERS:	<input type="checkbox"/>
DATE:	___/___/___
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Present:

Directors:

William Lutz
Stephanie Portman (by SpeakerPhone)
Joe Dyer
Lois Lewis (by SpeakerPhone)
Bud McMullin (by SpeakerPhone)
Denis O'Brien (by SpeakerPhone)
Glenn Wise (by SpeakerPhone)
Peter Eschazier

Manager:

William Newell
Newell Property Management Corporation

The meeting was called to order at 3:00 pm by President Bill Lutz. He declared that a quorum of Directors was present. Mr Lutz welcomed Mr Eschazier to the Board of Directors

The purpose of this meeting was to discuss the recommendations from the committee formed to research alternatives to the current security system at Kensington. Bud McMullin and Lois Ricci, together with Bill Lutz had all done extensive research into this subject.

Before discussion of this subject, Mr O'Brien stated that one piece of business did not get addressed at the last Board Meeting, because of the conference telephone problems encountered near the end of that meeting. Mr O'Brien made a motion to proceed with the re-planting project at the main entrance at a cost of \$3,842.00. This motion was seconded by Ms Lewis, and passed unanimously.

Mr McMullin thanked Ms Ricci for all the work she had done on the security study, and in interviewing the two bidders – Wackenhut and Kent Security. He also thanked Mr Lutz for all his work in support of this project. When the outsourcing study started several months ago, it was suspected that substantial savings might be possible while streamlining, simplifying, and improving the security system at Kensington. In addition it was felt that outsourcing would alleviate the need for day-to-day "hands on" micro-management at the Board of Directors level, enabling the Board to focus on strategic and policy issues.

He stated that the two bidders were very close in price and that both produced significant cost savings over the present system, with projected Kent cost savings in the neighborhood of 18% over the current "in-house" employee system. During the study, Kent Security displayed superior creativity, imagination and responsiveness in working with the committee. Kent has agreed that they will interview all of the current Access & Patrol employees who make application, and those who meet their standards will be employed, trained, and licensed, then re-assigned to Kensington. Training and licensing expenses will be borne by Kent Security.

The Board then discussed various details relating to the proposal from Kent Security and the new arrangements.

Mr McMullin made a motion that Kensington Park Master Association enter into a contract with Kent Security for the provision of a turn-key security system for the Association, effective September 1, 2009, for a two-year term, with an interim period starting immediately, during which Kent Security would start to adapt to the eventual full system September 1, 2009. This motion was seconded by Mr Dyer, and it passed unanimously.

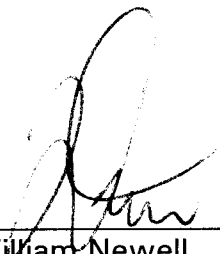
Mr Lutz would send the contract to the Association attorneys immediately for their review before signing.

At this time, Mr Adoni Kokkinos and Shelton Blackwell, from Kent Security were invited to join the meeting.

The two representatives from Kent discussed their proposals for transition to the new arrangements and responded to some questions of detail posed by the Board Members.

There being no further business to conduct, Mr Dyer made a motion to adjourn, which was seconded by Mr Wise, and passed unanimously. The meeting was adjourned at 4:35 pm.

Respectfully submitted by



William Newell
NEWELL PROPERTY MANAGEMENT

[0728ken-8/10/2009 3:16 PM]

KENSINGTON PARK MASTER ASSOCIATION

NOTICE

Emergency Board of Directors' Meeting

TIME: 3 p.m.

DATE: July 28, 2009

PLACE: Wyndemere Country Club

Agenda:

1. Approval of the Minutes of the Last Board of Directors' Meeting.
2. Completion of July Meeting terminated due to a communications problem.
3. Landscape Report.
4. Review of a Proposal from Access and Patrol.
5. Adjournment.

___ / ___ / ___ All Directors

___ Post 1/cc bn, cr