



Kensington Park Master Association, Inc.

Minutes of the Board of Directors Meeting
June 18th, 2009

Location: Wyndemere
Livingston Road
Livingston Room

Scheduled Start Time: 3:00p.m.

ATTENDEES

Board of Directors Present

Bill Lutz, President
Stephanie Portman
Joe Dyer
Buck Evans

Presidents Council

Mary Lou Connone, Pres. Wellington II

Directors Present via conference call

Denis O'Brien
Lois Ricci
Lois Lewis
Glen Wise
Bud McMullin

Member/Resident/Guests

George Koch, Ashley Grove
Karen Hubbard, Sec. Wellington II

Directors not Present

Administrator

Laura Derrer

CERTIFICATION OF QUORUM

A majority (9 of 9) Directors was present.

PROOF OF NOTICE

KPMA Administrator provided proof of notice having contacted Board Members via email and consistent with requirements for a minimum 48 hours notice prior to meeting date and time. Proof of Notice was provided to KPMA Members (Residents) via conspicuous posting in the community and on the KPMA website.

(3)

Bill Szustak is presently working on the Reserve Study for KPMA. Newell Property Management will get the replacement cost of the Roadways and Street lights within Kensington.

KPMA Treasurer, Buck Evans resigns.

Bill Lutz motions to appoint Board Member Glenn Wise to take over the Treasurer function for KPMA. Seconded by Lois Lewis

KPMA President, Bill Lutz, thanks Buck Evans for the great job done as Treasurer and wishes Mr. Evans all the best.

MAY EXPENSES

ADMINISTRATOR'S REPORT

Laura Derrer read the following report:

- Another Alligator close to a residents lanai has been removed
- There was an irrigation break at the entrance to Westchester. I called Newell Property Management to alert them of the problem.
- Worked on updating QuickBooks and our resident data base

President Bill Lutz would like to thank the Administrator, Laura Derrer for her efforts over the years. As mentioned in the 9th edition of the Kensington Community Times, KPMA will be transitioning over To Newell Property Management on July 1st. The Board would like to wish Laura the best for the future.

COMMITTEE REPORTS

Access & Patrol Report (A&P) Bud McMullin, Chair & Lois Ricci, Vice Chair

Request to check out "Community open Houses"

Three realtors responded. They all indicated that while no immediate sales resulted in this type of advertising, they all liked the concept and felt it gave a better awareness and exposure to the community. But based on the time of the season we feel that it should stop for now and we will re-visit it in the fall. I have sent an e-mail to Bob Crissman to that effect.

Violations

behind Ashley Grove was completed a couple of weeks ago. Although the immediate effect is to leave the hedge looking a little sparse we have been assured that it has been well done and the hedge should soon fill in at a level of about 12 feet – the same as the adjacent ficus hedge in the Yorktown area.

2. Sod replacement

We have been concerned for some time about the increasing number of spots around the property where the sod has died off or been completely replaced by weeds. These locations include the frontage on Pine Ridge Road and the eastern side of the property around Lancaster, Hamlet and the northern end of Sheffield Villas. The best time of year for us to replace the sod is at the beginning of the summer rainy season so that it receives maximum water to help it get established. **We therefore propose that the Board approve the expenditure of \$4,000 for sod replacement which will be installed over the next two months.**

3. Major rehabilitation project for 2009

As a part of our on-going plans to upgrade the property through a series of major projects we had decided that this year we would address the area around the front gate. Following several meetings with the Committee we received a detailed proposal from Crawford.

After very careful consideration the Committee has decided that we should defer the major project for this year and instead allocate some or all of the funds set aside in the Budget (\$47,000) to a series of smaller, higher priority projects as follows:

a) Replacement of dead and dying material in the raised planters at the east and west corners on Pine Ridge Road.

There are currently artillery ferns and ixora in these beds which are sparse and in a very poor state of repair. We propose to remove this plant material and replace it with knock out roses – a new plant for this area which we believe will provide us with a more striking and colorful effect and which we hope to use to a greater extent around the property in the future. **We therefore propose that the Board approve the expenditure of \$2,840 for the removal and**

replacement of plant material at the corners of the property on Pine Ridge Road.

b) Completion of the irrigation loop at the SW corner of the property.

believed that this might provide us with more effective irrigation in these areas. The Committee has initiated a study to look into this and expects to be able to come back to the Board at a future meeting with a proposal.

Governance Committee Glenn Wise, Chair

No report was given

UNFINISHED/OLD BUSINESS

There was no unfinished business

NEW BUSINESS

There was no new business

ADJOURNMENT

Bill Lutz moved to adjourn; meeting adjourned at 4:35pm

For the Board of Directors:

BY: _____
Laura Derrer, KPMA Administrator