

# MINUTES

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KENSINGTON PARK MASTER ASSOCIATION INC

Meeting of the Board of Directors

11/19/09

Naples Heritage Clubhouse

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E-MAILED

TO DIRECTORS:	<input checked="" type="checkbox"/>
TO OWNERS:	<input type="checkbox"/>
DATE:	11/23/09
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Present:

Directors	Joe Dyer Peter Eschauzier Lois Lewis Bud McMullin Denis O'Brien Glenn Wise
Owners	1
Manager	William Newell NEWELL PROPERTY MANAGEMENT

The meeting was called to order at 3:00 pm by Vice President Denis O'Brien, who declared that a quorum was present. Notice of this meeting had been posted on the association property and on the Kensington Website.

Mr Dyer made a motion, which was seconded by Mr Wise, to waive the reading of and approve the minutes of the Board Meeting held October 15, 2010. The motion passed unanimously.

**Management Report** - Mr Newell stated that the pressure-cleaning of the sidewalks and road gutters was scheduled for the week of December 7, 2009. He also stated that

he was waiting for Corey McDonough to designate a source of water for the project.

The furniture and equipment was to be moved from the storage locker to the KPMA office in the clubhouse, and the storage locker contract canceled.

The street lights on Kensington High Street had all been numbered, and this should assist with repairing of lights in Kensington.

Mr Newell stated that the serious delinquency in Kensington had been turned over to the association attorney for resolution, as requested by the Board.

There was discussion regarding the imposition of late fees when sub-associations were late with KPMA payments. Individuals were already being assessed late fees. The Board of Directors agreed that late fees would be imposed on *all* delinquent accounts, including those with sub-associations. It was agreed that the sub-associations should pass these late fees through to the delinquent owner(s) concerned.

**Treasurer's report** - Mr Wise informed the Board of the present situation of finances in KPMA and gave a financial report. He reported that the association was financially well-off, and that reserves for 2010 were fully funded.

Mr Wise made a motion to move \$105,000.00 from the operating account to the Reserve Account, which would earn more interest for the association. This amount represented approximately the amount of Retained Earnings from previous fiscal years. This motion was seconded by Mr O'Brien. The motion passed unanimously.

**Access & Patrol** - Mr McMullin informed those present that the Virtual Guard system was expected to be working shortly. This would allow visitors and residents to enter the back gate after the security guard stationed at the rear gate went on patrol in the neighborhood. Bar codes would also continue to allow entrance by residents at the back gate.

It was generally agreed that Kent Security was working out very well, and that the early difficulties were being addressed and solved.

There was discussion about the friendliness of the security guards, but no consensus was reached - some felt that they were and some felt that they weren't as friendly as they could be. Mr Newell said that he would discuss the matter with the Post Commander with the idea that guards should be conscious of this issue.

**Infrastructure** - Joe Dyer informed the Board that he continued to work on the bulkhead project. There had been another break in the bulkhead (at the Corwicky and Chung properties). He explained the mechanics of the bulkhead, and why the problems had occurred.

There was discussion regarding the painting of the wall. Specifications had been established by Sherwin-Williams, and bids had been solicited from several contractors. Mr Newell stated that one bid had still not arrived, but all should be in by next week. After discussion, Mr O'Brien made a motion that the front wall, front gate house, and front gatehouse gates should be painted, based on selection of the final bidder, and to be paid for/accrued in this fiscal year. The motion was seconded by Mr Eschauzier, and passed unanimously.

Mr Newell mentioned that residents of Wellington Place I and II had been complaining recently about the state of the lakes which formed the views from their lanais. He stated that he had been working with the lake treatment contractor on this problem, and that he would meet again with them next week to seek a resolution.

**Landscape** - Mr O'Brien reported that new plantings had been installed in several locations. The Board was working with Landscape Florida to accomplish the cutting back of the ficus trees on the border near Sheffield Villas. He also mentioned that Landscape Florida had been interested in submitting a landscape quote for KPMA, but that the Crawford contract had another year to run, so that the association was not interested at this time.

There was discussion about the coco plum plantings on either side of Kensington Gardens causeway, because correspondence had been received from the President of that association. Mr O'Brien stated that each request for service in this area would be treated on a case-by-case basis.

**2010 Budget** - There was discussion regarding the proposed 2010 budget for the association. After discussion, there was a motion by Mr Wise to approve the 2010 KPMA Budget in the amount of \$1,365,327, resulting in a quarterly maintenance fee of \$594.00 per quarter. This motion was seconded by Mr Eschauzier, and passed unanimously.

*Kensington Kares* - Recently, several Kensington residents had requested KPMA's cooperation in the collection of food for needy families. The Board felt that endorsement of one charity may lead to further requests for others at a future date, and that it was not appropriate for the a homeowner association to be involved with this type of endeavor, although individual Board Members could subscribe to the effort on their own, if they felt inclined. After discussion, there was a motion by Mr O'Brien, seconded by Mr McMullin, that KPMA should not endorse this project or provide mailing lists. The motion passed 5 votes to 1, with Mr Dyer voting no.

There being no further business to discuss, a motion to adjourn was made by Mr Eschauzier, and seconded by Mr Wise. The motion passed unanimously. The meeting was adjourned at 5:03 pm.

Respectfully submitted by

*William Newell*

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William A Newell  
NEWELL PROPERTY MANAGEMENT