



MINUTES

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KENSINGTON PARK MASTER ASSOCIATION

Meeting of the Board of Directors

October 20, 2011

Kensington Clubhouse

**APPROVED**

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PRESENT:

Directors-	Bob Reilly	President
	Bud McMullin	Vice President
	Jolene Mirena	Secretary
	Cathy Caggiano	Director
	Jim Field	Director
	Al Juliano	Director
	Buck Evans	Director
	Glenn Wise	Treasurer

Manager- William Newell  
NEWELL PROPERTY MANAGEMENT

For Kent Security-  
Adoni Kokkinos  
KENT SECURITY

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.

Ms Mirena made a motion to waive the reading of and approve the minutes of the Board Meeting of September 15, 2011. The motion was seconded by Mr McMullin, and passed unanimously.

### **Access & Patrol Committee Report (Bud McMullin & Lois Ricci)**

Mr McMullin gave a report of the A&P activity within Kensington for the last month. There was only routine activity through the month. There were several parking violations, with some repeat offenders.

### **Infrastructure Committee Report (Al Juliano)**

Mr Juliano updated the Board on the latest bulkhead failure (at the Korowiki residence). This was currently being repaired; the cost was expected to be approximately \$11,000.00. He reported that the other two recent bulkhead failures were complete and paid for. The cost for those two repairs had been approximately \$25,000.00.

Mr Field reported on the projected replacement of the wall light fixtures at the Pine Ridge Road entrance gate house. He had brought samples of two fixtures which he felt might be appropriate. The Board agreed on one of the fixtures as being suitable for the application. There was a motion by Mr Field, seconded by Ms Mirena, and passed unanimously to proceed with ordering nine new fixtures, to be paid for from Reserves, and to be installed by Bay Electric.

### **Landscape Committee Report (Cathy Caggiano)**

Ms Caggiano stated that it was the opinion of the Landscape Committee that Crawford Landscaping had done an excellent job for Kensington, and that Crawford's contract should be extended for one additional year. There was discussion about whether to seek other bids from other contractors.

Ms Caggiano also stated that the tree trimming is underway in the community.

### **Architectural Review Board (Jolene Mirena)**

Ms Mirena stated that she had met with Mr Evans at the Gendreau property to determine what should be done about the excessive iron stains on the house, sidewalk, and street. They had consulted with *Florida Soft Water* about re-connecting the chemical feed to reduce the stains coming from the irrigation well. Mr Evans made a motion that Management should be directed to contact Mr Gendreau to demand that the stains be removed within seven days, with the warning that the association would perform this work, and have the amount added to Mr Gendreau's account. This motion was seconded by Ms Caggiano, and passed unanimously.

### **Financial Report (Glenn Wise)**

Mr Wise reported on the financial condition of Kensington. He stated that the association was operating under budget for fiscal year 2011, and was in excellent financial condition as of September 30, 2011.

## 2012 Budget (Glenn Wise)

Mr Wise had previously presented all Board Members with the proposed draft 2012 Kensington Budget. There was discussion about some expense items, and reserves funding, with the result that it was agreed it was possible to keep the Kensington quarterly maintenance fee the same as 2011.

Mr Evans made a motion to approve the 2012 Kensington Budget of **\$1,381,277.50**, resulting in a quarterly maintenance fee of **\$600.00 per quarter** per unit, which includes both operating expenses and reserves funding,. This motion was seconded by Ms Mirena, and passed unanimously.

There being no further business to discuss, the meeting was adjourned at 3:55 pm.

Respectfully submitted by

*William Newell*

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William Newell  
Newell Property Management Corporation

[xxxx.ken/October 25, 2011]