



MINUTES

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KENSINGTON PARK MASTER ASSOCIATION

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Meeting of the Board of Directors

November 17, 2011

Kensington Clubhouse

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**APPROVED**

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
	Lois Ricci	Director
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.

Mr Evans made a motion to waive the reading of and approve the minutes of the Board Meeting of October 20, 2011. The motion was seconded by Ms Caggiano, 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 mostly routine activity through the month. Speeding violations were more numerous now, since seasonal residents are returning to Kensington.

Mr McMullin stated that since the antenna on the gatehouse had been raised to roof level, the reception on the remote telephones used by roving guards had improved greatly.

There was discussion about children playing on the golf course – during the holidays this was more prevalent. This activity is not allowed, and security should be called.

Mr McMullin reported that a Kensington resident had recently plowed into a tree with his car, and the sheriff had been called. But all was well, and nobody was hurt.

Mr McMullin suggested that it might be worthwhile to re-examine the KPMA position on overnight driveway parking. This would probably necessitate amending the current KPMA documents. It was decided to table this item until the next Board Meeting.

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

Mr Field reported to the Board on the progress with engineer Trebilcock and the street light project. He presented a printed report to the Board describing different types of street light fixtures. Mr Field was given the authority to continue to work with the engineer in obtaining quotes on the various types and styles of street light fixtures, and he would report back to the Board with suggestions and recommendations.

It was decided to approach the golf club to see if that entity would be interested in joining the project to eventually replace all street lights on golf course property.

Mr Juliano stated that the pressure-cleaning of all sidewalks and road gutters was projected to be complete by December 6, 2011.

The lakes had recently been treated, and that they were in better shape. He was intending to get together with Corey McDonough to review all the lakes in the community. Aquatic weeds continued to be a problem, and continuous spraying was ongoing. There was little that Kensington could do with *littoral shelves*, since the association can only maintain them as originally designed.

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

Ms Caggiano stated that the planting beds were currently being augmented with bougainvillea and flax lilies. The Landscape Committee had discussed planting ivy to cover the monuments throughout the community, but it was decided that the maintenance and lack of reliable irrigation resulted in the idea begin abandoned. This led to discussion about the recent rejuvenating of the plaque on the Sheffield Villas

monument. Mr McMullin stated that he felt the result was excellent on this trial plaque and that the community should consider painting all of the plaques on the monuments on KPMA property. The Board agrees that this should be done and authorized management to proceed with this project.

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

Ms Mirena stated that the Gendreau property was still looking bad because of the iron stains caused by the irrigation system. Although Mr Gendreau had been contacted to re-treat these rust stains, he had not done so. Therefore the Board agreed that Ms Mirena should meet with *Florida Soft Water* and authorize further treatment of these stains, with the cost to be added to Mr Gendreau account.

There was discussion about amending the association's documents to strengthen the wording with regard to the association performing this type of work. Mr Evans suggested attorney Yovanovich should be contacted, and the Board agreed.

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

Mr Wise gave a financial report. He stated that the association continued to operate under budget for fiscal year 2011, but that large projects were yet to be paid for in November and December 2011. This additional expenditure would significantly lower the current operating surplus. Reserves were approximately \$480,000.00 at this time. There being no further business to discuss, the meeting was adjourned at 3:55 pm.

### **Management Report**

Mr Newell asked the Board when it would prefer to have the holiday lights turned on at the two gates. It was decided that Thanksgiving Day would be appropriate.

There being no further business to transact, the meeting was adjourned at 4:50 pm

Respectfully submitted by

*William Newell*

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William Newell  
Newell Property Management Corporation

[xxxx.ken/November 23, 2011]