



Kensington Park Master Association, Inc.

*Minutes of the President's Council Meeting
Held on October 6, 2005*

Present: Glenn Wise – Canterbury Green; Ken Gerus – Ashley Grove; Len Lehman – Hamlets; Charlie Zinn – Lancaster; Bill McKinney Wellington I/Commons; Buck Evans – Knightsbridge; Bob Mason – Sheffield Villas; and Carolyn Oppie, KPMA Administrator

A meeting of the President's Council was convened at 3:00 pm on October 6, 2005 at the Wellington I Clubhouse.

Landscape

-Eatonwood Lane entrance area has been approved for updating as well as the entire East side of Kensington High Street from the monument of Sheffield Villas all the way to the corner of Wellington Place I with a budget not to exceed \$40,000.

-Currently the sable palms all around the perimeter have been trimmed and should be complete by the end of this week.

-A discussion arose about the terrible landscaping on Finchley Lane. Currently the Landscape Committee will be reviewing this area for upgrading and plan on gaining support to make this a priority at the Board meeting scheduled for Wednesday October 19th at 3pm. It was suggested that all President's and anyone else interested in giving their support to increase the Landscape budget to accomplish priorities, should be present at the Board meeting.

Infrastructure

-The Board plans on taking the responsibility away from individual homeowners associations and taking on the task of having KPMA be responsible for all of the pumps, maintenance and electrical charges and has implemented separate line items into the budget for 2006. This will be voted upon at the next Board meeting on October 19th.

-The lakes are another priority that the Infrastructure Committee is currently working on and should put a vote before the Board at the next meeting. The idea is to clean up the lakes and eliminate some of the unwanted lily pads and spider docs, outside of the mandatory littoral shelves that the South West Florida Water Management District has deemed necessary for our lakes.

Access & Patrol

-A security software system from International Security Networks has been an ongoing process of installation and should be fully operational by the middle of November.

-The software will consist of two separate systems with video monitoring capabilities at both gates as well as a website for individual resident access for updating.

-It was suggested that if there were any problems that the residents would like to report, then they should help by getting as much information as possible, i.e. time, date, etc., to Carolyn Oppie KPMA Administrator, so that it would make it easier to solve any problems.

Architectural Review Board

-Complaints – we would like to encourage the individual associations to get involved with helping to solve any complaints. Should the need arise to get the ARB or KPMA involved then they would be available to help facilitate favorable outcomes to any issues.

-“Request for Approval” forms where residents are requesting any type of modifications, alterations, etc., should seek out individual associations for their approval as well as their neighbors in order to expedite final approval from the ARB.

-We are also requesting that the HOA’s have an annual inspection of the resident’s homes to assess anything that needs to have the resident’s attention. The HOA’s can have an ARB member present to assist them in this process to help facilitate what areas need to be cleaned up, etc. Ideally this annual inspection could take place around the January time frame when all residents should be here.

-There will also be a vote before the Board at the next Board meeting scheduled for October 19th to pass a rule that planting areas must be kept up during the summer months. This will eliminate any barren and dead looking areas during the summer.

The next meeting will be December 1st.

The meeting was adjourned at 4:31 pm

For the President’s Council

Carolyn S. Oppie, Administrator
Kensington Park Master Association

Bill McKinney, Chairman