



Kensington Park Master Association, Inc.

**Minutes of the Board of Directors Meeting
Held on October 19, 2005**

A meeting of the Kensington Park Master Association Board of Directors was held on October 19, 2005, in the Mayfair Room at the Kensington Golf & Country Club, 2700 Pine Ridge Road, Naples, Florida.

Attendees

Present at the meeting were Jackie Boyer, Norm Harris, Ron Hinding, Bob Marino, Bill McKinney, Rae Wakelin and Carolyn Oppie, KPMA Administrator. Absent were Mike Finger and Bob Mason. Residents present: Bill Hoffman, Warren Schneider, Tom Austin, Dalas Disney, Bob Greenspahn, Beth Dyer, Janet McCall, John & Maila Furanna.

The meeting was started with each Board member introducing themselves to the residents present at the meeting. A description of what the Board handles versus the Country Club and each individual homeowners/condominium associations and what they are responsible for.

Call To Order

A quorum being present the meeting was called to order at 3:15 pm.

Proof of Notice

Carolyn Oppie provided proof of notice, by posting on Friday, October 14, 2005, in accordance with Florida Statute and the by-laws of the Association.

Approval of Minutes

A motion was made to approve the minutes of the September 21st Board meeting as written. The motion was seconded and passed by unanimous vote.

Management Report

Carolyn Oppie gave a brief update on the following:

- Fence installation should get started in the next week or so and be complete with a week of its commencement.
- ISN has installed computers, software, and cameras at both gates. The systems at both gates are working and we have started to implement the security system on a daily basis. We still have some microphones to be installed as well as some reports training to be completed. The system should be fully operational by November 15. ISN will not be capable of handling the website like we originally wanted as their system cannot allow anyone to have access to update the website, nor do they have any personnel to manage a separate website. With that information a research of various companies in the area produced a company called Tucano Web Design that would implement a website, allow us to update it with html software for under \$1000. Plus a hosting company can be managed at less than \$20 a month. A motion was made to approve this company for our website production, seconded and passed by a unanimous vote.
- The Eatonwood Lane exit gate was working although slowly, when the arm one side broke loose from the stationary side of the gate. This part that broke was not welded during the original welding and I have arranged for the welder to come out and get it fixed. I also just had the gates painted yesterday and will have to have them re-painted after the break.
- Just contracted to have Davey Tree cut down the Cuban Laurels behind Canterbury as well as Landscape Florida to complete the Sheffield/Eatonwood Lane/Wellington project plantings.

Officer & Committee Reports

- Landscape – Ron Hinding, Chairman

- Presentation from our Landscape Architect, Dale Slabaugh who presented the information on the Sheffield area project has been approved and will be implemented in the next couple of weeks. The next area of development will be the front wall along the Pine Ridge entrance inside and outside, the Sprint box area and both front corners along Kensington High Street.
- Ron Hinding discussed what the Landscape Committee has accomplished this year as well as getting the rest of the highly visible areas completed prior to the end of the year.
- A description of all of the areas that are in need of on going maintenance as well as re-vamping and that the budget needs to be adjusted to incorporate all of these areas.
- Access & Patrol – Norm Harris
 - Incidents were 30 this month versus the 40 of the previous month and we are still having the most frequent incidents being the unlocked doors at the clubhouse, along with resident false alarms. A comment from a resident resulted in a request of all residents to help the Access & Patrol by informing the Administrator of any problems that have occurred with specifics like date and time so that the Administrator can rectify these problems.
- ARB – Bill McKinney
 - A review of all of the roofs resulted in 84 properties in need of having their roofs cleaned and the ARB has requested from the Presidents of each Association to help facilitate the cleanup from residents.
 - The ARB Manual has been completed and currently in the process of getting fine tuned with an expected completion date by the next Board meeting.

Treasurer's Report

Bob Marino reported that we have a positive variance through the end of September and that positive variance is \$107,000. Bob also commented that we would come in very close to current budget and very will be coming in under budget. Hopefully the hurricane will not affect us adversely with any undue expenditures. Currently we are not prepared to vote on the 2006 budget but that budget will be very close to the current 2005 budget. The 2006 budget may increase because of extensive landscape planning to ensure the current 2-3 year Landscape Plan.

Unfinished Business

- No unfinished business to discuss.

Resident Comments

- A discussion from a resident requesting that the Board meetings be held later in the evening or on a Saturday so that more residents could attend. A decision was made that every other Board meeting would be held at 5:00 pm to accomplish this.

Adjournment

With no further business to discuss, a Motion to adjourn was made at 4:10pm. The motion was seconded and passed by unanimous vote. The next scheduled Board meeting will take place on Wednesday November 16th at 5:00 pm.

For the Board of Directors

Carolyn S. Oppie, Administrator
Kensington Park Master Association

Bob Marino, President