



Kensington Park Master Association, Inc.

**Minutes of the Board of Directors Meeting
Held on November 16, 2005**

A meeting of the Kensington Park Master Association Board of Directors was held on November 16, 2005, Kensington Golf & Country Club, 2700 Pine Ridge Road, Naples, Florida.

Attendees

Present at the meeting were Jackie Boyer, Mike Finger, Norm Harris, Ron Hinding, Bob Marino, Bill McKinney, Rae Wakelin and Carolyn Oppie, KPMA Administrator. Absent was Bob Mason. Residents present: Lou Altieri, W. Brewster Morris and Bill Szustak.

The meeting was started with Bob Marino introducing the Board members to the residents present.

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, November 11, 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 October 19th 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 along the maintenance area of Eatonwood Lane and Kensington High St. is complete.
- ISN system is currently working and I am in the process of making sure that all personnel are trained to utilize the system to its fullest. The website will hopefully be operational by next week.
- The Eatonwood Lane exit gate was being worked on yesterday and should be fixed in the next couple of days. We will be revisiting the prospect of putting back on the old Elite system as Bo's Electric currently has the old system and says that one side was working and the other side just needs a new motor. They are currently getting me a quote as to how much it will cost to re-install the old system.
- Davey Tree let us down with the cleanup after Wilma and we have since contracted another company to do the cleanup, trimming and stump grinding and they have done an exceptional job and will be finished this week.
- The KPMA website is in its final stages and I am in the process of getting them additional information for the separate pages that the website will contain. Such as documents, minutes to meetings, Board members information, site plan (map of Kensington) and a contact form. I hope to have this operational by early December.
- Signs have been ordered for those that need replacing. Hopefully by early December they will be fixed.
- Street Lights have been repaired that could be, but the rest will have to be ordered and this could take some time to accomplish. Bay Electric should be in here this week to remove downed lights.
- Discussion arose around aluminum and screen debris and it was decided that KPMA handyman would go around and dispose of this debris.

Treasurer's Report

- Bob Marino reported that we have a positive variance through the end of October of \$94,000. The forecast through the end of December “if” we utilize exactly what the budget would allow will show us coming in over the current budget. Bob asked that each of the Committee members continue their efforts with respect to the budget and make sure that we do not exceed the current year’s budget. If we continue to proceed with the next two month’s as we have then we will come in under budget.
 - Bob discussed the 2006 budget with the seven categories of expenditures and made it clear that all of this was looked at with respect as to what we have been spending in 2005 as well as looking at 2004. The 2006 budget will be \$52 higher per quarter per resident based on the increases that we have seen this year, increasing the Landscaping budget to include our 2-3 year Landscaping plan and taking on the responsibility of the irrigation pumps and clocks that previously was not handled by KPMA.
 - After discussions and questions there was a motion made by Rae Wakelin to accept the current 2006 Budget with modifications as follows:
 - Move ISN Software/Hardware Maintenance & Repair up to Security Category.
 - Change Security Category to Access & Patrol
 - Make new categories and changes as follows:
 - Under Grounds:
 - Change Landscape, other to Architectural Enhancements
 - Change Mulch/Plant Replacement to Mulching
 - Change Tree Pruning/Fertilizer to Tree Pruning
 - Add category Consultants
 - Add category Plant Replacements & Additions
 - Add category Annual Plantings
- The motion was seconded by Norm Harris and was passed by a unanimous vote.

Officer & Committee Reports

- Landscape – Ron Hinding, Chairman
 - Currently working on projects with our Landscape Architect, Dale Slabaugh for Pine Ridge Entrance and wall area and Finchley Lane improvements. These as well as other areas will be addressed as Wilma has drastically changed our appearance and we need to start working on a plan to improve this appearance. We will not be making any rash decision and will be working closely with Dale to determine our best course of action as we do not want to spend more than we have to at this post hurricane time.
- Access & Patrol – Norm Harris
 - The next Committee meeting will be held on Monday November 28th in the Pine Ridge Guard House to demonstrate ISN security software program, if anyone is interested in attending.
- Infrastructure – Bob Mason (absent)
 - Carolyn Oppie presented three bids for monument painting with the decision to use Abell Painting as they have presented themselves to be the best choice and was willing to work with us. The motion was made by Bill McKinney to accept Abell Painting for the amount of \$3250 to paint the monuments was seconded by Norm Harris and passed by a unanimous vote.
- ARB – Bill McKinney
 - There have been numerous calls and letters about the roof cleaning letters that were sent out. The letters were sent out to the President’s of each Association with the intent that they should send out their own letter, not send out our entire letter, with the hopes that the Associations would take some ownership in getting the word at out that the roofs needed to be cleaned. By way of doing this mailing, it has been a learning experience for all involved in order to help facilitate better ways of getting the Associations involved in helping to maintain their own areas better with the hopes of improving the communication between resident, Associations and KPMA. Lou Altieri a new resident made a comment about not being very happy with the content of the letter and after some discussion Lou was made aware that this isn’t the first attempt to get roofs cleaned. Unfortunately since he is new, he is now just getting the more aggressive letter. Carolyn Oppie is to get any information on any letters that were previously sent to this address for roof cleaning to Lou.

- 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.
- If some residents have lost their screen enclosures it is the responsibility of the contractor that they have hired to get the appropriate permits from the County. Bob Marino said that he would include this in his next newsletter.
- Two requests currently in the ARB with 1 for a wall to be erected instead of a screened enclosure and the other for not replacing the screen enclosure but to enclose the lanai. Both of these requests will be reviewed at the next ARB meeting which is scheduled for Monday November 21st at 3pm.

Unfinished Business

- We have received two quotes for employee liability insurance and the decision was made to have a couple of residents who have experience with understanding insurance policies take a look at them to help determine which one would benefit KPMA.

Resident Comments

- Most of the resident comments were handled with each of the discussions during the meeting.

New Business

- One more item that Bob Marino wanted to bring up was the Country Club making a request of KPMA to bring before its resident's a request to change the By-Laws to make membership mandatory from all future purchasers. The current 116 residents who do not have any type of membership would be offered a non-equity membership with voting rights, but would not be able to sell or transfer that membership. As an incentive of this offer the Club would waive the initiation fee. After some discussion Mike Finger wanted to go on record with the following: "For the record, I think we could open the KPMA Board to a great deal of criticism by forcing people to join an organization whose food & beverage products, pricing and service are, at best, minimally acceptable. With that said, I agree that all residents should be members of the Club." To which others on the Board were in agreement. A motion was made by Rae Wakelin to accept the proposal from the Country Club as written and take it before the residents for a vote to change the By-Laws around January/February time frame was seconded by Mike Finger and passed by a unanimous vote.

Adjournment

With no further business to discuss, a Motion to adjourn was made at 5:14pm. The motion was seconded and passed by unanimous vote. The next scheduled Board meeting will take place on Wednesday December 21st at 5:00 pm.

For the Board of Directors

Carolyn S. Oppie, Administrator
Kensington Park Master Association

Bob Marino, President