



Kensington Park Master Association, Inc.

Minutes of the ARB Committee Held on
November 21, 2005

A regular meeting of the Kensington Park Master Association ARB Committee was held on Monday November 21, 2005, in the Wellington Place I Club House, Naples, Florida.

Attendees

Present at the meeting were Fay Joselyn, Bill Lutz, Bill McKinney and Carolyn Oppie, KPMA Administrator. Absent were: Mike Finger and Rosemary Hammar.

Review of Requests

- Discussion of request for Maria Styk and request to enclose their lanai. Decision was made to send letter to the Styks' with questions on how workers would be able to gain access to the back yard as there is no room on either side of the house for workers to get through and how will the debris be carried out. Prior to approval these questions must be answered.
- Linda Rama's request for a privacy wall will be denied on the basis that in Section 4 of the ARB Manual, it specifically states that all pools must be screened in if they are abutting to the golf course.
- A decision was also made to start implementing an ARB Newsletter to all Presidents' for them to get out to the residents with pertinent information.

Review of Complaints

- A decision was made to send out second letters to Rogan & Patterson about cleaning their house walls again.
- There was information given about a house that painted their garage the same color as the front door, but no address was obtained. Fay Joselyn will be responsible for getting the address to Carolyn for investigation.
- A decision was also made about the Tweedie house. They have not complied with landscaping instructions given them with the approval of their above ground spa after adequate time has been given. A letter to our attorney with copies of the letters sent to the Tweedie's requesting they comply with the ARB decisions, for the attorney to determine if we have a case to send them to court to remove the above ground spa, since they have not complied with the ARB decisions.
- A letter to Dr. Zinn will be sent in response to the letter that Dr. Zinn wrote about taking out all of the Washingtonian trees. If he takes out more trees than were originally approved by the ARB, then they would need to replace the trees with compatible landscaping trees.

Discussion of Design Review Manual

- Bill McKinney gave the final edited version of the Design Review Manual to Carolyn who will make the changes and get the final version to the Committee members for one last look before taking it to the Board in December for approval.

The next meeting is scheduled for Monday December 19th at Wellington Place I Clubhouse.

For the ARB Committee:

Carolyn S. Oppie, Administrator

Bill McKinney, ARB Chair