



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; Bill Szustak – Hamlets; Charlie Zinn – Lancaster; Bill McKinney - Wellington I/Commons; Buck Evans – Knightsbridge; Bob Mason – Sheffield Villas; John Birrane - Wellington II/Commons; Allan Shinfield - Lancaster III; Brewster Morris - Westchester; Don DiPietro - The Gardens; Bob Marino KPMA President; and Carolyn Oppie, KPMA Administrator

A meeting of the President's Council was convened at 3:00 pm on December 1, 2005 at the Wellington I Clubhouse.

Architectural Review Board

-Roof Cleaning – a survey was done in May and a letter was sent out to all Presidents with the request that they talk to all of their residents about the need to have the roofs kept clean. There was another survey done in late October and another letter was sent out, although delayed by Wilma, with 84 roofs that still needed to be cleaned. There was a considerable amount of negative feedback to the October letter. The intent was to have the President's to be the first point of contact with the understanding that KPMA would back them up on the issue of getting the roofs clean. Unfortunately with Wilma coming to pay us all a visit, the cleaning issue has been put on a waiting list to get done by most of the residents. Bob Marino made a suggestion that the ARB should conduct a quarterly survey to check on all of the maintenance issues that needed to be done and send out letters accordingly.

-Pool Cages – If anyone who has a house that abuts the golf course must have a pool cage around their pool. There has been considerable amount of damage to these pool cages and some people have opted to consider not putting up a pool cage. It was suggested that we ask the KPMA Attorney to check into the safety issues that we as a community need to enforce on this issue. Bill McKinney stated that should we want to start allowing chain link fences around the pool, then the Covenants would have to be changed. To which Bob Marino stated that the ARB could make a recommendation to the Board to change the Covenants which would need to be made a resolution to be seconded and then passed by the Board. After it was passed by the Board then it would need to be taken before the residents for a 66 2/3 plus 1 majority vote to be passed and changed in the Covenants.

Landscape

-Eatonwood Lane entrance enhancements will be completed hopefully by Christmas. The next portion of the east side of Kensington High Street will be started after Eatonwood Lane has been completed.

-There are awabuki bushes that need to be replaced with something that is more resistant to disease or we might want to consider putting up a 6' wall in the place of the landscaping. Glenn Wise suggested that we come up with a questionnaire to poll people on their ideas on which they would prefer. KPMA will be looking into the cost of putting up a wall around the perimeter.

-Charlie Zinn discussed the Washingtonian palms that Lancaster would be removing and disagreed with the instruction by the ARB that he must replace these trees with "comparable" and "compatible" trees. Bob Marino suggested that Lancaster provide a plan on what they would be replacing and what they would not. Charlie Zinn said that they would rely on their Landscape Architect to further their landscape

enhancements. Buck Evans also discussed the Washingtonians along Finchley Lane and their removal and was asking when the replacement trees would be installed. Another discussion arose around just exactly what were the "common" areas and what were not. A suggestion was made by Bob Marino to have a professional take a look at what we have for legal documents and make a final determination that we could have in writing to dispel any more questions as to exactly what "common" property the KPMA is responsible for.

-A discussion arose about debris still needing to be picked up. Carolyn Oppie commented that the County should be coming back in to pick up the remaining debris piles. Bob Mason commented that it was certainly a pleasure having Carolyn present to answer all of the questions that came up, as well as knowing what was going on in the Community and always being one step ahead and making sure that things were getting done.

Infrastructure

-Currently the monuments are being painted throughout the Community utilizing the same color scheme as the decorative block.

-Irrigation pump and electric charges will be taken over by KPMA starting January 1, 2006. A discussion arose as to how this would be handled to which Carolyn Oppie replied that it would be handled through each individual Association's property management company. Carolyn also stated that any charges incurred before the end of 2005 would be the responsibility of each individual Association's. Bob Marino suggested that Carolyn get in touch with the Property Manager right away to make sure that the flow of expenditures be timely.

-Lakes – Bob Mason once again re-iterated the fact that the spraying of the lakes to eliminate the spider docs has not been done. Bob Marino instructed Carolyn to get a meeting together with Corey, Ron Hinding and himself to make sure that this project was started and would continue on a regular basis.

Bob Marino brought up the issue of mandatory Club Membership and informed all Presidents's that the Board had a vote at the last Board meeting, to bring this issue up to all resident's possibly at the Annual Meeting. The residents will need to approve this by a 66 2/3rds plus 1 vote to change the Covenants to include this mandatory Club Membership.

The next meeting will be February 2nd.

The meeting was adjourned at 4:23 pm

For the President's Council

Carolyn S. Oppie, Administrator
Kensington Park Master Association

Bill McKinney, Chairman