

**KENLAND COURT HOMEOWNERS ASSOCIATION**

C/O L&C ROYAL MANAGEMENT

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BOARD OF DIRECTORS MEETING

Via Zoom Video Conference

Tuesday, February 9, 2021

7:00 pm

1. **Determine Quorum:** All Board Members present
2. **Call Meeting to Order:** 7:06pm
3. **Approve Agenda:** Secretary motioned; Treasurer seconded. **APPROVED**
4. **Approve January 12, 2021 Minutes:** Treasurer motioned; Director seconded. **APPROVED**
5. **Financial Report:** Treasurer presented report. Six (6) members in arrears. Requests confirmation of actual amounts in Reserve accounts. Suggests Reserve study to adjust amounts. President stated Reserve accounts are underfunded due to budget constraints. (**ATTACHE FINANCIALS TO MINUTES**)
6. **Management Report: (ATTACH WRITTEN REPORT TO MINUTES)**  
CNC Landscape made 1 cut in January. Contract terminated.  
Jose Luis received call from member (9319 SW 123<sup>rd</sup> Ave Ct) concerning rat (rodent) in home. Advised member to contact exterminator. This is a homeowner responsibility and must be dealt with immediately.
7. **Architectural Report:** Reference Manager's written report.
8. **Members/Tenants Speak:** None present
9. **Old Business:**
  - A. **Violations/Non-Compliance:** President expressed concern with inconsistent documentation, lack of follow-up, inaccurate correspondence and non-compliance with established guidelines that may lead to legal concerns. Recent letters regarding Grandfather Clause actions must be reviewed and rewritten as necessary.  
President motioned 9433 SW 124<sup>th</sup> Place, Board remove approved Grandfather Clause for vines as they are not being maintained esthetically and are unsightly due to recent growth. Vines are to be removed within 30 days or "Right of Entry" will be exercised within 45 days from date of notice. Requested second. Motion did not receive second. President restated motion, requested second. Did not receive second. **Motion failed**
  - B. **Commercially Marked Vehicle 30-Day Suspension:** Member complying with February 2 – March 2, 2021 Suspension.
  - C. **Approve Landscape Contract:** Treasurer motioned to accept Plant Brothers "Scope of Work Summary" for landscape maintenance with

the following exceptions: Mow grass at height of 2.5”, 0 irrigation (will accomplish under separate vendor contract), beginning immediately. Contract will remain in affect with approval of both Association and Plant Brothers. Secretary seconded. **APPROVED**  
NOTE: Treasurer and Director will share oversight of contract with Manager.

- D. Approve Bid: Repair/Seal Community Streets; Mill/Resurface SW 92<sup>nd</sup> Street (Complete NLT April 30, 2021): Treasurer motioned to accept Cabrera Paving and Engineering, Inc. proposal of \$45, 998.84 as written. Total cost of project estimated at \$56,000.00 (\$50,000.00/includes cost overrun of anticipated repairs of damage not observed due to parked vehicles + \$4,679.25/permits and survey + \$1,320.75/bad debt = \$56,000.00) Director seconded. **APPROVED**  
**NOTE**: Requests for permits and survey will begin immediately. Expected time to obtain both (permits and survey) documents is 4 - 5 weeks. First payment (approximately \$18,400.00) due upon receiving permits and survey.
- E. Emergency Tree Trimming “Scope of Work” (Include Start/Stop Dates): START: May 1, 2021/END: May 31, 2021. Street repair/sealing project must be complete. Treasurer, Manager and Jose Luis walk-through scheduled February 16, 2021. Treasurer will accomplish 1 walk-through to develop “Scope of Work”, identifying trees with yellow CAUTION tape. Manager will perform walk-through with companies offering bids. Proposals will be presented on March 9, 2021 KCHOA Board Meeting.
- F. Pools/Clubhouses Update: Remain closed
- G. Vice President, Secretary Present Brief “Bio”: Kenland Court is fortunate to have the knowledge, experience and expertise of these individuals serving on Board.
- H. Status Vice President, Secretary Required Training: Completed Board Member Certification Course as set forth in Section 720.3033 of Florida Statutes on February 3, 2021.
- I. Director’s February Home Appreciation of the Month: None

#### **10.New Business:**

- A. L & C Royal Management/KCHOA Agreement: President motioned to exercise “Termination for Cause” with L & C Royal Management. Upon Board approval, written notice will be served to L & C Management that 3 opportunities will be provided to cure alleged failure to comply with the terms and conditions of their Agreement. Requested second. Motion did not receive second. President restated motion, did not receive second. **MOTION FAILED**
- B. Energy Efficient Tiles: President motioned to accept Boral Roof Tiles and Components, Barcelona 900 – Terra Cotta with Black Antique,

energy efficient tile, as 3<sup>rd</sup> option for roof replacement. Secretary  
Seconded. **APPROVED**

**NOTE:** KCHOA Rules and Regulations must be changed (Change 1  
to July 2020) for choice of roof tiles.

Energy Efficient tiles have a “gloss.”

Energy Efficient tiles are special ordered.

**11.Other:** Nayma: Requested Board Members sign APPROVED Cabrera  
Paving and Engineering Proposal. Thanked Board for their trust and  
confidence.

Director: Requested confirmation of 85 Light Poles on property.

**12.Next Meeting March 9, 2021; 7:00pm; ZOOM Meeting**

**13.Adjourn:** 9:36pm

**TRUTH**

**TRUST**

**TEAM**