

KENLAND COURT HOMEOWNERS ASSOCIATION

C/O L&C ROYAL MANAGEMENT

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BOARD OF DIRECTORS MEETING

Via Zoom Video Conference

Tuesday, March 9, 2021

7:00 pm

1. **Determine Quorum:** President, VP, Secretary, Director; (Treasurer)
2. **Call Meeting to Order:** 7:00pm
3. **Approve Agenda:** Secretary Motioned, Director Seconded. **APPROVED**
4. **Approve February 9, 2021 Minutes:** Secretary Motioned, Director Seconded. **APPROVED**
5. **Financial Report:** Jose Luis Lopez presented Report. **ATTACH TO MINUTES**
6. **Management Report:** **ATTACH TO MINUTES**
7. **Architectural Report:** Refer to Management Report. **Architectural Review Committee has timely action items to complete.**
8. **Members/Tenants Speak:** Ten (10) Present
Enrico: Tree roots front, Grass in Common Area, Site survey required to validate Common Area. **Manager, Treasurer follow-up**
Vivian: New resident, Learn more of Special Assessment, Mentioned tree concern, but no action requested.
Alicia (using Racquel Montica computer): Not pleased with Special Assessment due to Covid and delicate financial situation, Concerned with dog excrement not picked-up by owners, Inquired regarding Mosquito Control, Does not understand community private road structure responsibility. Board permitted member to speak 3 times. President addressed concerns. Director clarified term “assessment.” Jose Luis Lopez addressed Special Assessment includes all community streets with only SW 92nd Street requiring Asphalt Milling/Paving due to severe damage. Secretary offered insight to calling 311 (M-D County) reference Mosquito Control. If enough calls received, M-D County will survey and respond.
Tom, Robert, Leona, Alvira (neighbors sharing 1 computer): Tom requested clarification for project “scope of work”, Expressed concern with vehicle speed on community streets, Requested flashing lights to slow traffic, Requested elevate storm drain, Suggested Special Assessment should have some return (benefit) to community for cost of project, Suggested uniform approach to upgrade/value added projects, Expressed concern with landscaping on SW 93rd Terrace/SW 123rd Court and parking along bicycle path. Alvira: Request Architectural Modification Forms for installing storm windows, Unsure as to requirement for M-D County permit (REQUIRED).

President responded to items above. Manager and Director both stated M-D County permit requirements regarding installation of storm windows and doors. **Manager follow-up with Tom reference storm drain and Alvira reference Architectural Modification Forms for installing storm windows.**

Lucianna: Recent homeowner in Kendlands, Offered to help/volunteer.

Director and Community Relations follow-up.

Roxanna: Expressed concern with Special Assessment during Pandemic and financial concerns.

Racquel Lunares: Complimentary to Board Members, Discussed Architectural Modification Forms Request submitted, Repair to damaged fence occurring in October. **Manager and Architectural Review Committee follow-up to complete decision on forms submitted and repair to fence.** Fence repair begin immediately.

9. Old Business:

A. Violations/Non-Compliance: Treasurer presented explanation on “Right Of Entry” cost collections.

B. Grandfather Clause Exemptions:

President Motioned to “Grandfather Clause” Account 12011604, Shed Violation. Director Seconded. **APPROVED**

President Motioned to “Grandfather Clause” Account 12013204, Canopy Violation (medical). Director Seconded. **APPROVED**

Manager presented information regarding a Pergola Violation in work, requesting “Grandfather Clause” exception. Board Members are aware of subject violation, offering insight to request. President Motioned to “Grandfather Clause” Account 12013306, Pergola Violation. Secretary Seconded. **APPROVED**

NOTE: Currently 7 “Grandfather Clause” exceptions have been approved by KCHOA Board of Directors.

C. Cabrera Paving & Engineering Permits/Survey Update

(Project Complete NLT April 30, 2021): M-D County Survey complete (Total cost: \$2,500.00). Awaiting permits for further “real time” planning.

D. Streets Repair/Seal Coating Plan for Members – Manager: In Work

E. Review Tree Trimming Bid Proposals – L & C Management

(Project 1 May – 31 May 2021): Manager presented update on action in progress regarding proposed tree trimming. Pictures will be taken as means to define “scope of work.” Treasurer requests bid proposals (minimum 3) be available for initial review by him NLT April 1, 2021. Proposals with recommendations must be presented to Directors during April 13, 2021 Meeting.

F. Pools/Clubhouses Update: L & C Management presented insight, experience and “hands-on” events regarding opening pools. President

sent most recent CDC Guidelines for public pools to Board Members prior to meeting. Discussion followed.

President Motioned to open pools effective March 15, 2021, maintaining compliance with recent CDC Guideline Requirements.

Secretary Seconded. **MOTION FAILED**

NOTE: Opening pools will be considered at April Board Meeting.

- G. Lighting Revisions/Restoration Update – Manager: Four (4) light poles were down, 2 replaced, 1 paid by member. Emergency fix expense drawn from Operational Account. Board expectation is all 85 poles have same base, look-a-like esthetics with same light/lamp illumination.

10.New Business:

- A. Special Assessment (Letter Posted/Mailed February 12, 2021): President Motioned Special Assessment of \$56,000.00 for Community Streets Asphalt Repair/Seal Coating and Asphalt Milling/Paving SW92nd Street under contract with Cabrera Paving Engineering, Inc.. Payments are assessed at \$264.15/unit in 3 equal payments of \$88.00 commencing April 1, 2021. Member has option to pay full amount on 1st payment. Director Seconded. **APPROVED**
- B. Propose Conduct Reserve Study (Last 2009/Suggest Every 3-5 Years): President Motioned to seek Accountant specializing in “Reserve Study” with results presented at April Board Meeting. Treasurer Seconded. **APPROVED**
- C. Proposed Change to KCHOA Rules and Regulations (July 2020): Change 1 to KCHOA Rules and Regulations must be made to July 2020 document. Incorporate Board approved 3rd roof tile (energy efficient) and KCHOA fence specifications July 2020, President emailed to Manager. Change 1 made and distributed with original document NLT June 30, 2021. **SUSPENSE**
- D. Spring Newsletter – Secretary: President requests Board Members and L & C Management support inputs for Quarterly Newsletter. Secretary has graciously accepted oversight. Vision of Newsletter is reaching out to our community with information of a neighborly manner. Request L & C Management place Newsletter in April, July, October, January monthly Assessment mailings. Director suggested adding Website information to Newsletters placed in mailings.
- E. Message Boards, Clubhouses, Website: Newsletter, Project Status: Request using all available means to communicate with Kenlands community. Suggest ability to address questions on website offering immediate feedback, also FAQ for member/tenant reference.

MANAGER OVERSIGHT

11.Other: President Motioned approve Oscar’s Quality Inc., proposal of \$1,318.00 to replace 2 sprinkler pump motors. Treasurer Seconded.

APPROVED

12.Next Meeting April 13, 2021; 7:00pm; ZOOM Meeting

13.Adjourn: 9:50pm

TRUTH

TRUST

TEAM