

KENLAND COURT HOMEOWNERS ASSOCIATION

C/O L&C ROYAL MANAGEMENT

13155 SW 42 ST SUITE 103, MIAMI, FL. 33175

PH: 305-228-7326 FX: 305-228-7328

E-MAIL: lcroyal@lcroyalmanagement.com

BOARD OF DIRECTORS MEETING

Via Zoom Video Conference

Tuesday, May 11, 2021

7:00 pm

1. **Determine Quorum:** All Present
2. **Call Meeting to Order:** 7:07pm
3. **Approve Agenda:** Director Motioned, Treasurer Seconded. **APPROVED**
4. **Approve April 13, 2021, Minutes:** Treasurer Motioned, VP Seconded. **APPROVED**
5. **Financial Report:** **ATTACH W/MINUTES**
Special Assessment: 212 Units: 51 Members Paid in Full, 53 Paid 2 Months, 54 Paid 1 Month, 54 (25%) Have Not Paid. Begin Past Due Collections as Identified Special Assessments Accounts.
6. **Management Report:** **ATTACH W/MINUTES**
Improved appearance of Common Areas grass with increased watering. President expressed concern with member's requesting personal hedges cut/trimmed by Plant Brothers Landscape. **MUST STOP.** Member will be assessed immediately for cutting/trimming/shaping personal hedges by landscape contractor. **GRASS ONLY MOWED.** Manager will prepare diagram depicting Common Area shrub trimming and shaping. **ACTION REQUIRED**
7. **Architectural Report:** Reference Management Report
President expressed concern with vines encroaching community. Manager will pursue "Right of Entry" protocol immediately.
8. **Members/Tenants Speak:** 9452 SW 123rd Ave Ct: Member attending to hear "Old Business" discussions. 12383 SW 94th Terrace: Member requesting update of Asphalt Patching, Seal Coating project completion. Member remaining for "Old business" discussions. 9135 SW 123rd Ave Ct: Member expressed concern with root structures located between Limited Common Area parking, sidewalk, and entrance to residence. Member identified concern as safety issue. Manager will assess concerns and if deemed safety issue, will begin immediate fix. **ACTION REQUIRED**
9. **Old Business:**

- A. Violations Notice Guidelines: It is Board Member's duty to enforce rules in Governing Documents.
- B. Asphalt Patching, Seal Coating Report: Director Motioned to approve Cabrera Paving Engineering, Inc., Change Order #01. Secretary Seconded. **APPROVED/ATTACH W/MINUTES**
President Motioned Change Order #01 cost of \$32,525.55 be debited from Long Term Liabilities, Reserve Funds Liabilities, Reserve Seal Coating line item and replace as funds become available. Director Seconded. **APPROVED**
NOTE: ATTACH NOTICE 11 W/MINUTES.
Manager will request Cabrera Paving Engineering, Inc., place barricades (vice cones and tape), closing SW 92nd St.
- C. Tree Trimming Update: Must remain within approved budget (\$17,755.00). If members express concerns with trees needing trimming and approach Manager, Treasurer, Contractor or Jose Luis, the information must be recorded and presented in total by Treasurer to Board at June 2021 Meeting. If approved and Treasurer, Manager and Jose Luis approve work of Omar Landscaping and Tree Trimming, LLC., the contract may be ratified
- D. Pools/Clubhouses Update: President shared current information regarding opening pools. Recommendations include limiting pool furniture, emphasis on sanitation and having a plan. KCHOA must show reasonable faith efforts following safety guidelines. Secretary Motioned to open pools effective May 15, 2021. Director Seconded. **APPROVED**
NOTE: ATTACH "POOLS OPEN" SIGN W/MINUTES
If 7 valid CDC Violation complaints are received in 1 month, pools will be closed until further notice. Responsibility and accountability are placed on members/tenants/guests entering pools.
- E. Lighting Repair/Revisions/Restoration: In work, on schedule for early completion.
NOTE: Manager purchased 4 lamp heads at price of 1 (\$500.00). This provides 2 spares.
- F. Status KCHOA Rules and Regulations, Change: On schedule for early completion.
NOTE: Manager improved website dramatically.

10. New Business:

- A. Spanish Moss: Members may place Spanish Moss on trees on their property. KCHOA is responsible for maintenance and upkeep of Common Areas; therefore, placing Spanish Moss on trees located in Common Areas is not approved.
- B. Summer Newsletter Inputs: Secretary received sufficient information to publish Summer Newsletter. Website information will be placed in Newsletter. Password will be mailed to residents only.
- 11. Other:** President introduced draft copy of KCHOA Trash & Recycling Violation Guidelines 2021. Manager must coordinate with M-D County Waste Management on proposed protocols. Director recommends member record number located on cart for personal record. There is a cost replacing carts. 9135 SW 123rd Ave Ct: Member requested information how to identify carts placed at curb for repair/replacement. Manager responded. Secretary: Stated Kenlands 1 northern gate leading to fence, there is a broken, metal pipe needs to be picked-up. Expressed concern with weeds. Manager will meet with Plant Brothers and discuss further action. Treasurer: Expressed concern with attempts by resident of 12395 SW 94th Ln, to conceal trash carts.
- 12. Next Meeting June 8, 2021; 7:00pm; ZOOM Meeting**
- 13. Adjourn: 9:05pm**

TRUTH

TRUST

TEAM

KCHOA Directors Suggested Format

L & C Management Report

5-7-2021

VIOLATIONS UPDATE:

TOTAL OPEN = 13

ACTION TAKEN

CLOSED THIS MONTH = 2

RIGHT OF ENTRY NOTICES SENT =

MAINTENANCE REPORT:

Projects preparation updates for April 2021:

Lighting revision/restoration

(Organize all numbering of lights. All numbers to be same height. Inspection of condition of poles. Replace poles that are rotted at the base to avoid posts falling. Choose appropriate base style and implement on all post.)

SEAL COATING and MILLING AND RESURFACING 92 ST

3 Bids acquired, ready for board review and approval

Proposed completion 4/30/2021

Work began 4/22/2021

Work stoppage due to change order. To be reviewed in upcoming meeting.

Project 75% complete

Light Repairs

Light posts next night run will be 5/13/2021

Tree Trimming

ARCHITECTURAL REPORT:

EXISTING MODIFICATION REDQUESTS

NEW REQUESTS (APPROVED/DISAPPROVED)

12324 sw 94 terr has submitted a modification form for vines. (Suzanne Oat Stated they cant do that since they are adding them after the fact)

UPDATE:Vines have bee Denied

STATUS OF ANY WORK STOPPAGE

9126 sw 123 ave ct - installed fence in front of home without association approval

(Miami dade has inspected the fence and is sending citation to owner)

Update 2/5/2021 owner has received citation and is meeting with Miami dade

Update 2/26/2021 owner is following Miami dade order and has requested extension

Update 4/9/2021 : manager is calling resident for updates with no response

Update 5/7/2021: Owner has 10 days to respond with Miami dade resolution or KCHOA will perform Right of entry and remove fence.

STATUS MEMBERS/TENANTS SPEAK:

OPEN ITEMS

STATUS/EXPECTED COMPLETION DATE

PLANT BROTHERS

Lawn maintenance

MARCH 2-5, 2021

March 16, 2021

March 30, 2021

Detail Work

March 23, 2021

CORRESPONDENCE (CURRENT COB THURSDAY):

BZ BOOTING:

VEHICLES BOOTED = 10

REASON

INITIATED BY: most by BZ booting (5 from Board due to sealcoating)

OTHER:

SPRINKLER WET CHECK: Every Wednesday 2 pumps get checked

All sprinkler pumps are now working. All breaks are being repaired by oscar quality sprinkler systems.
Systems are being left on with 15+ minutes per zones.



GRANDFATHER CLAUSE:

APPROVED

12372 SW 94 TERR SHED

12376 SW 94 TERR CANOPY ABOVE FENCE

9433 SW 124 PL

12434 SW 94 TERR CANOPY ABOVE FENCE (MEDICAL)

12348 SW 94 LN OVERSIZED SHED

NOTES:



Invoice #4189

Contact Name: Sergio Cabrera
 9048 NW 93rd St
 Medley, FL 33178
 Office: (305) 889-3511
 Fax: (305) 889-3512
 Cell: (786) 554-8762
office@cabrerapavingeng.com

Date : May 20, 2021

Billing Address

To : L&C ROYAL MANAGEMENT
 Attn : Alberto Figueroa
 Ph : 786.449.4590
 Email : accounting@lcrooyalmanagement.com

Work performed at

Job Name : KENDLAND COURT
 Job Location : 9312 SW 123rd Ct
 Miami, FL 33186

DESCRIPTION	AMOUNT
1.- Proposal No 6426 • Asphalt & Sealer	\$ 45,998.84
2.- Payment • Ck 3801 (03.26.2021)	\$ (9,199.77)
3.- Change Order No 1 • Additional asphalt patching & overlay	\$ 32,525.55
4.- Invoice No 4179 • Asphalt patching (Section No 1)	\$ (10,357.20)
5.- Retention • 10% retention from original proposal to be paid after Final Inspection	\$ (4,599.88)
<i>Thank you for your business !</i>	TOTAL \$ 54,367.54

Make all checks payable to: Cabrera Paving Eng.

MAY 12, 2021

NOTICE 11

CABRERA PAVING AND ENGINEERING, INC. IS BACK

UPDATES

THURSDAY, MAY 13, 2021

SW 92nd STREET, MILLING/ASPHALT

FRIDAY, MAY 14, 2021

SW 92nd STREET, COMPLETE MILLING/ASPHALT

SW 124th COURT, COMPLETE ASPHALT PATCHING, CLOSE 8am, OPEN 6pm

MONDAY, MAY 17, 2021

SECTION 3 (BLUE) SEAL COAT, CLOSE 8am, OPEN WEDNESDAY, MAY 19, 2021, 6am

TUESDAY, MAY 18, 2021

SECTION 3 (BLUE) STRIPING, CLOSED, OPEN WEDNESDAY, MAY 19, 2021, 6am

WEDNESDAY, MAY 19, 2021

SECTION 3 (BLUE), OPEN 6am, **PROJECT COMPLETE**

VEHICLES REMOVED BY 8am WHERE INDICATED

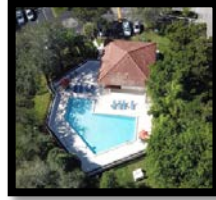
VEHICLES WILL BE TOWED AT OWNER'S EXPENSE

Contact: Regulated Towing 305-253-6900

NOTES

1. Mail and home delivery may be affected
2. Trash pickup will be affected

Questions/Concerns/Spanish Translation Call: 786-449-4590



POOLS ARE OPEN

THERE IS NO ATTENDANT ON DUTY (CCTV MONITORING).

COMPLIANCE WITH CURRENT CDC GUIDELINES IS MANDATORY.

PLEASE USE PERSONAL DISTANCING GUIDELINES.

YOU ARE ENCOURAGED TO WIPE DOWN HIGH-TOUCH SURFACES PRIOR TO USE.

PLEASE DO NOT REMOVE KCHOA SANITATION PRODUCTS.

YOU ARE DISCOURAGED FROM SHARING GOGGLES, NOSE CLIPS AND SNORKELS.

MEMBERS, TENANTS, GUESTS, HEALTH AND SAFETY ARE OUR TOP PRIORITY.

**THANK YOU FOR YOUR UNDERSTANDING, PATIENCE AND VIGILANCE
PRACTICING SAFE HABITS.**

THESE GUIDELINES SUPPLEMENT EXISTING KCHOA POOL RULES.

**KCHOA BOARD OF DIRECTORS
EFFECTIVE: MAY 15, 2021**