

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, Oct 12, 2021

7:00 pm

1. **Determine Quorum**
2. **Call Meeting to Order: 7:02pm**
3. **Approve Agenda:** Treasurer Motioned to Approve, Director Seconded.
APPROVED
4. **Approve September 14, 2021, Minutes:** Director Motioned to Approve, with exception: Correct Item 12. Next Meeting, to read, October 12, 2021. Secretary Seconded. **APPROVED**
5. **Financial Report: ATTACH W/MINUTES**
NOTE: Excellent Report. Directors appreciate efforts of Jose Luis Lopez and L & C Royal Management Accounting.
6. **Management Report: ATTACH W/MINUTES**
NOTE:
 - A. Director noted additional person hired to assist Lighting Revision/Restoration project. Manager stated, hire was to meet December 11, 2021, completion
 - B. Director expressed concern, there was no explanation of flash drive with documents placed on residence doors. Director requests immediate explanation, in both English and Spanish, of flash drive be placed on residence doors to prevent members/tenants discarding information. **ACTION**
 - C. President expressed concern that 3rd cut was made August 23, 2021, by Palm Works USA and not documented. Also, compensation is to be explained. **ACTION**
 - D. President expressed concern with “Conflict of Interest” when Director associated with an approved contract for work. Disclosing FS 720.3033 and FS 617.0832, while maintaining compliance oversight is difficult. Board of Directors must refrain from accepting contracts when a Director is associated with said contract, exposing Association to potential “Conflict of Interest.”
 - E. President shared expectations working with L & C Royal Management. Monthly Management Report must provide Board adequate information of projects in work as well as all activities performed. This includes enforcement of KCHOA Governing Documents.
7. **Architectural Report:** Reference Management Report

8. **Members/Tenants Speak:** 9452 SW 123rd Ave Ct: Member expressed gratitude for Manager’s support clearing violations. Member is in compliance.
9. **Old Business:**
- A. Violations: Director, Architectural Review Committee Member, and Treasurer, recapped status of violations. Fences are receiving emphasis. 9400 SW 125th Place; “Right of Entry” will be executed to remove shed; completion 10/15/21. **ACTION**
 - B. Status Clubhouse Roofs, Walkway Power Washing: **COMPLETE**
 - C. Status Tree Cutting Proposals: **COMPLETE**
 - D. Status Community Appearance Checks: In Progress. Request incorporate into Management Monthly Report. **ACTION**
 - E. 2022 Budget Preparation: Funding Reserves was discussed in-depth. Proposed 2022 Budget draft will be available November Board Meeting.
 - F. Annual Meeting Preparation (Saturday, December 11, 2021, 10:00am, Clubhouse 2): Documents will be available November Board Meeting.
10. **New Business:**
- A. Sealing SW 93rd Terrace/SW 123rd Court Walkway: M-D County does not allow county sidewalks/walkways to be “modified” or “altered.” Sealing county walkways is not permitted. Enhance (clean) only.
 - B. Enhance Clubhouse Security Camera Systems: Secretary motioned to perform “Scope of Work” proposal with cost, installing 1 camera/Clubhouse (2 total), located on light pole opposite entrance, that will view pool area, entrance/exit to pools, and entrance/exit of vehicles to SW 93rd Terrace/SW 123rd Court. Request “motion detection” capability with notification. Manager will present findings at November Board Meeting. Treasurer Seconded.
APPROVED/ACTION
 - C. Fiduciary Responsibility: In-depth discussion. “Kaufman Language” as pertaining to recorded KCHOA Declaration of Covenants also discussed.
 - D. Town Hall Meeting in Doral Report (9/18/21)/Future Look
11. **Other:**
- A. Secretary Motioned for Palm Works USA, cut and trim median (Swell) on SW 93rd Terrace/SW 123rd Ct, beginning SW 127th Ave to STOP sign located at SW 125th Ave/SW 123rd Court, at \$100.00/cut. Director Seconded. **APPROVED/ACTION**
NOTE: Request 1st cut week of October 18, 2021.
 - B. Secretary requests tree located on median, west of Kenland Ct 1 entrance/exit to SW 93rd Terrace, be trimmed as soon as possible. It

blocks sight of traffic that is eastbound from SW 127th Ave, from vehicles westbound, turning into Kenland Ct 1. This is a safety concern. **ACTION**

C. Director confirmed destroyed plants on SW 92nd St, will be replaced week of October 18, 2021 (next cut) to include mulch. Cost \$107.00.

ACTION

D. President gave brief overview of meeting regarding installation of Electric Vehicle Charging Stations in the Kenlands Communities. Attendees present: KCHOA President, Manager, Jose Luis Lopez, and 2 representatives from “BLINK.” At this time, it is not in the best financial interest of KCHOA to pursue Electric Vehicle Charging Stations. This is a “future look” issue.

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

13. Adjourn: 8:47pm

TRUTH

TRUST

TEAM

**NOTE: FLASH DRIVE IN DOCUMENT ENVELOPE
DELIVERED TO RESIDENCE DOOR CONTAINS
KCHOA RULES AND REGULATIONS, CHANGE 1.**