

**KENLAND COURT HOMEOWNERS ASSOCIATION**

C/O L&C ROYAL MANAGEMENT

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**BOARD OF DIRECTORS MEETING**

Via Zoom Video Conference

Tuesday, June 8, 2021

7:00 pm

1. **Determine Quorum:** All Present
2. **Call Meeting to Order:** 7:02pm
3. **Approve Agenda:** Director Motioned, VP Seconded. **APPROVED**
4. **Approve May 11, 2021, Minutes:** Director Motioned, VP Seconded. **APPROVED**
5. **Financial Report:** **ATTACH W/MINUTES**  
**Special Assessment:** (212 Units) 107 Members Paid in Full, 71 Members owe 1 Month, 7 Members owe 2 Months, 27 Members have not made any Payments (\$14,608.00). Established collection process will begin June 16, 2021.  
President questioned 30, 60, 90 Day Collection Notifications. Thirty-four (34) Members are 60 Days or greater in arrears.
6. **Management Report:** **ATTACH W/MINUTES**  
Plant Brothers (Jonathan) will be on property to identify shrubs to cut/per contract. No member shrubs are to be cut or trimmed. Members will be assessed if contractor cuts personal shrubs.  
President clarified, no checks will be disbursed to Cabrera Paving Engineering, Inc. until all work complete (identified arrows, STOP line, asphalt patch). Retainer Check (10%) will be disbursed when M-D County clears all permits.  
Discussed pools utilization. Directors will observe discussion points for 30 days. Place on July 13, 2021, Agenda under Old Business.
7. **Architectural Report:** Reference Management Report  
Both Modification Forms Requests (9218 SW 123<sup>rd</sup> Ave Ct, 12368 SW Terrace) APPROVED.
8. **Members/Tenants Speak:** **9420 SW 124<sup>th</sup> Ct:** Member concerned with Manager's discussion to remove vines. Vines must be removed before Architectural Modifications Request will be accepted. Member advised documents available on website. Manager will provide forms to member. Member requested branch be removed from tree in front of residence. President Motioned remove branch as described, haul away at cost of \$60.00. Secretary Seconded. **APPROVED.** **9135 SW 123<sup>rd</sup> Ave Ct:** Member requested status of roots located between front entrance and Limited Common Area (parking). President Motioned remove tree (safety – trip and fall), at cost NOT TO EXCEED \$1900.00 (\$1400.00 cut, grind

stump, haul away, \$300.00 sod replacement). Stones are to be removed. Director Seconded. **APPROVED**. COMPLETE NLT June 30, 2021. **12318 SW 92<sup>nd</sup> Terrace**: Member sent Manager video showing safety concerns (trip and fall) with front walkway. Wood has rotted exposing deep crevices. Five (12318 – 12310 SW 92<sup>nd</sup> Terrace) homes in section are affected. Secretary Motioned to approve repair to 5 walkways at \$100.00/walkway, total \$500.00. Treasurer Seconded. **APPROVED**.

**9. Old Business:**

- A. Violations to Include Vines Encroachment “Right of Entry”: Place more emphasis on vine encroachment/removal.
- B. Pending Architectural Modification Forms: All Architectural Modification Form Requests must be complete, documented when received and/or returned for additional information. Manager must thoroughly review all documents/documentation with hard copy presented to Architectural Review Committee. Electronic copies will be sent to Directors. Committee is obligated to review document within 72 hours of receipt for Board approval.
- C. Community Streets Asphalt Patching, Seal Coating Recap: President and Treasurer will sign Cabrera Paving Engineering, Inc final disbursement check when project complete. 10% retainer following M-D County approval.
- D. Tree Trimming Update (Reference May 11, 2021, Minutes): **COMPLETE**
- E. Pools/Clubhouses Update: Further discussion July 13, 2021, Board Meeting.
- F. Lighting Repair/Revisions/Restoration: In work, on schedule to complete early.
- G. Status KCHOA Rules and Regulations, Change1: Distribute thumb drive to Members. Website password will be placed on thumb drive.
- H. Summer Newsletter Draft: **SECRETARY APPROVED**

**10. New Business:**

- A. Storm Drains: “NO PARKING” will be painted, street side on storm drain in 8” lettering. Bumpers and/or obstructions to drainage will be removed. BZ Booting will be notified to enforce “NO PARKING” over or near storm drains.
- B. ZOOM Protocol: New protocol in place. All attendees must enter meeting with video on.
- C. Community Associations New Florida Laws for 2021: Little change for HOA’s. “Future look thought”: Consider where charging stations for electric vehicles will be placed and how installation cost will be factored. Don’t wait for first vehicle to enter community.

**11. Other: VP expressed concern with pedestrian traffic between Kenlands 1 and 2 along south walkway. Director expressed same concern. Issue of**

drug use surfaced in that area. VP, Director and Manager will walk area for practicality of placing fence between Kenlands 1 and 2. Findings will be discussed July 13, 2021, Board Meeting.

**Treasurer requested status** of 9126 SW 123<sup>rd</sup> Ave Ct. “Right of Entry” Notice has been served. Member cost will be presented June 18, 2021. Fence removal will begin June 10, 2021.

**Director asked Manager status** of M-D County response to storing trash carts when left in Common areas. Manager will contact County representative for follow-up. President desires to complete Guidelines.

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

**13. Adjourn: 9:05pm**

**TRUTH**

**TRUST**

**TEAM**

**KCHOA Directors Suggested Format**

**L & C Management Report**

**6-4-2021**

**VIOLATIONS UPDATE:**

TOTAL OPEN = 4

ACTION TAKEN

CLOSED THIS MONTH = 9

RIGHT OF ENTRY NOTICES SENT = 1 for vines (owner is drafting response to BOD)

\*NOTE= will be performing a thorough inspection starting next week, roofs are looking dark and I am noticing lots of members using umbrellas and leaving open when not in use.

**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 95% complete

Pending:

- Arrows around the community
- Patch by 12372 94 In

- Stop sign lines on floor on 92 st

### **Light Repairs**

Light posts next night run will be 6/10/2021

**Tree Trimming:** Job Completion date : 5/31/2021

### **Sanitization in the Clubhouse areas:**



Clubhouse areas are being sanitized daily for pool use. Maintenance has been contracted to come Saturdays and Sundays for 3 hours each day. Maintenance man has a sanitizing gun for additional safety.

### **ARCHITECTURAL REPORT:**

#### **EXISTING MODIFICATION REDQUESTS**

#### **NEW REQUESTS (APPROVED/DISAPPROVED)**

9218 SW 123 Ave CT: Impact Windows

12368 Sw 94 Terr: Impact windows

#### **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

April 13, 2021

April 27, 2021

Detail Work

March 23, 2021

CORRESPONDENCE (CURRENT COB THURSDAY):

**BZ BOOTING:**

**VEHICLES BOOTED = 8**

**REASON**

**INITIATED BY: BZ Booting**

**OTHER:**

**SPRINKLER WET CHECK: EVERY WEDNESDAY 2 PUMPS GET INSPECTED**

**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:**