

KENLAND COURT HOMEOWNERS ASSOCIATION

C/O L&C ROYAL MANAGEMENT

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BOARD OF DIRECTORS MEETING

Via Zoom Video Conference

Tuesday, July 13, 2021

7:00 pm

1. **Determine Quorum:** All Present
2. **Call Meeting to Order:** 7:01pm
3. **Approve Agenda:** Secretary Motioned, Director Seconded. **APPROVED**
4. **Guest: Owner, Plant Brother's Landscape:** Discussed contractor cancellation of original proposal dated 1/12/2021, following Change Order. New proposal dated 6/15/2021, effective date 7/16/2021, yearly increase of \$16,011.00., received. (58 Minutes)
5. **Approve June 8, 2021, Minutes:** Director Motioned, VP Seconded. **APPROVED**
6. **Financial Report:** **ATTACH W/MINUTES**
7. **Management Report:** **ATTACH W/MINUTES**
NOTE: Board requests reschedule sprinkler pumps to run 1 time/week for 15 minutes, until further notice.
8. **Architectural Report:** Reference Management Report.
9. **Members/Tenants Speak:** None present
10. **Old Business:**
 - A. Violations: Manager must distribute Kenlands 2 Violations Log.
 - B. Pools: President motioned to sanitize pool furniture, rest rooms, rails; Monday, Wednesday, Friday. Have sanitizing products available. Members/tenants/guests responsible to practice safe, sanitizing awareness in pool area. Director Seconded. **APPROVED**
 - C. Lighting Repair/Revisions/Restoration: Reference Management Report.
 - D. KCHOA Rules and Regulations, Change 1: President motioned to add additional change as follows: Item 12. Page 10. Renumber subsequent items accordingly:
Item 12. Display of Flags
FS 720.304 recognizes and describes guidance for HOA members to display one portable, removeable official flag in a respectful manner. The Board of Directors extends further guidance to display flags of members/tenants Nation of Origin on their recognized holiday and US Federal Holidays. Flag may be displayed 1 day before, day of, and 1 day after (total 3 days) recognized holiday in a respectful manner, not

larger than 4 ½' by 6'. Flags must adhere to specifications stated in FS 720.304 (2) (a). Treasurer Seconded. Two (2) members voted YES, two (2) members voted NO, one (1) member ABSTAINED.

MOTION FAILED.

NOTE: Distribute KCHOA Rules and Regulations, Change 1, as currently prepared on Data Stick as approved, no later than July 30, 2021.

- E. Storm Drains Markings: Board **APPROVED** cleaning 2 storm drains located on SW 123rd Ave Ct, not to exceed \$500.00. Complete no later than July 30, 2021. Manager and Treasurer share oversight.
- F. Fence Between Kenlands 1 and Kenlands 2: Tabled to August Board Meeting for further review by VP, Director, Manager, to include descriptive explanation of requirements, Scope of Work and cost. There was discussion, this should be referred to M-D Police by member.
- G. Removing Trash Carts Placed on Common Areas: KCHOA Trash and Recycling Guidelines 2021 was approved May 2021 pending further coordination with M-D County Solid Waste Management. Coordination is complete. Enforcement will begin August 1, 2021. Guidelines will be posted on Message Boards, Club Houses, Website and mailed in August Assessment mailings.

11. New Business

- A. Flag Display: Reference Item 10. D. above.
- B. Roofs/Fences: Roofs and fences will be “matters of interest” in coming months. Directors will be asking for proposals to clean clubhouse roofs and walkway along SW 93rd Terrace/SW 123rd Court in October for completion by end of month. Member’s roofs and fences will be evaluated during this time for possible violations of cleaning, repair, and painting.
- C. KCHOA Legal Responsibilities: Review of responsibilities and accountability were discussed. It is Director’s legal duty to act in the best interest of the HOA. Board Members must know and have a working knowledge of Governing Documents to include FS 720. Board Members are required to act within the scope of authority and in good faith to promote the best interests of the entire association.

12. Other:

- A. President motioned to honor Plant Brothers (contractor) Termination of Agreement generated by their Change Order. KCHOA (client) will honor Contractors Agreement dated 6/15/2021, effective 7/16/2021, Scope of Work Summary, Cost Per Visit, Mow \$1,723.00, and Detail \$891.00, performing work through July 30, 2021. Treasurer Seconded. **APPROVED.**

B. President motioned to accept Palm Works USA, Inc. proposal received 7/8/2021, Exhibit A. Scheduled Services, as written, effective August 1, 2021. Treasurer Seconded. **APPROVED.**

NOTE: Manager and Director will do a “drive around” with Palm Works USA, Inc. representative, identifying walkways, hedge detail cuts in Common Areas, along SW 127th Ave, SW 92nd Street and SW 93rd Terrace median cut between Clubhouse 1 and Clubhouse 2.

C. Account 12011605: Tree across street, concerned about guest area, is approved for trimming with cost not to exceed \$500.00.

13. Next Meeting August 10, 2021; 7:00pm; ZOOM Meeting

14. Adjourn: 10:18pm

TRUTH

TRUST

TEAM

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