

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

August 10, 2021; 7:00PM

1. **Determine Quorum:** Treasurer, Secretary, Absent
2. **Call Meeting to Order: 7:06pm**
3. **Approve Agenda:** VP Motioned, Director Seconded. **APPROVED**
4. **Approve July 13, 2021, Minutes:** VP Motioned, Director Seconded. **APPROVED**
5. **Financial Report: ATTACH W/MINUTES**
NOTE: July 1, 2021, FS 720 procedures changed when sending members to Attorney for collection. Management Company is affected. Eleven (11) members sent affidavit letters following new procedures. President requested copies of change sent to Board Members. **ACTION**
6. **Management Report: ATTACH W/MINUTES**
NOTE:
 - A. President requests “Lighting Revision/Restoration” be presented in format identified in previous meetings.
 - B. Storm drains flushed. Manager recommends placing “drain strainer” over pipe to prevent clogging. Board appreciates effort, perseverance, professionalism, and results accomplished by Manager, and L & C Royal Management on this project.
 - C. Suggest Architectural Report reflect type modification request received previous month, requests in progress (total), requests approved w/addresses, requests turned back with address, date, and reason.
7. **Architectural Report:** Reference Management Report.
8. **Members/Tenants Speak:** None Present.
9. **Old Business:**
 - A. Violations: Director and Committee Member reviewed information contained in Violation Logs. Architectural Review Committee will schedule ZOOM Meeting to update and correct information.
 - B. Pools (New CDC Guidance): Board will continue monitoring CDC requirements and Florida guidelines. Pool will remain open.
 - C. KCHOA Rules and Regulations, Change 1: Website
 - D. Fence Between Kenlands 1 and Kenlands 2: Take off Table for consideration.
 - E. Storm Drains: Reference Management Report, Item B.

10. New Business

- A. Power Wash Clubhouse Roofs: Manager obtain proposals. Project completion, October 8, 2021.
- B. Power Wash SW 93rd Terrace/SW 123rd Ave Court Walkway: Manager obtain proposals. Project completion, October 8, 2021.
- C. Prepare 4th Quarter 2021 Business (Roofs, Fences, Budget, Elections): President motioned to mail “Maintaining a Desirable Community” letter to members with September Assessment mailing, post on Message Boards, and place on Website, informing community of future projects. No Second. **FAILED**

11. Other

- A. Director complimented Palm Works, USA Landscape on first cut.
- B. President expressed concern with increase in petty crimes. Kenlands recently experienced a vehicle theft and stolen license tag. Members must increase security awareness. Do not leave valuables in vehicles, in plain sight. Lock vehicles. “If you see something, say something.” Request Secretary place information in September Newsletter.

12. Next Meeting September 14, 2021; 7:00pm, ZOOM Meeting

13. Adjourn: 8:39pm

TRUTH

TRUST

TEAM

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