

KENLAND COURT HOMEOWNERS ASSOCIATION

C/O L&C ROYAL MANAGEMENT
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BOARD OF DIRECTORS MEETING

Via Zoom Video Conference

Tuesday, February 8, 2022

7:00 pm

1. **Determine Quorum:** Director-at-Large, Absent
2. **Call Meeting to Order:** 7:13pm, Technical Difficulties
3. **Approve Agenda:** VP motioned to approve; Secretary seconded. **APPROVED**
4. **Approve January 11, 2022, Minutes:** Treasurer motioned to approve; VP seconded. **APPROVED**
5. **Guest – Community Cable Consultants:** Mark Bluestein, presented a Matrix (spreadsheet) indicating provider information, received to date. **(ATTACH W/MINUTES)**
Unexpected changes creating concerns. Terms: “Double Play” – Internet & Video; or Internet Only. COMCAST & Blues Stream provide both options. Waiting for Blue Stream & Hotwire information.
Present contract with COMCAST expires December 8, 2023. Due to lack of information, further discussion will be postponed until March 8, 2022, Board Meeting. A “Special Meeting” will be proposed March 26, 2022, 10:00am, Clubhouse 2, if information available.
6. **Financial Report:** **(ATTACH W/MINUTES)**
Three (3) units in collection from 2021 Special Assessment.
7. **Management Report:** **(ATTACH W/MINUTES)**
8. **Architectural Report:** Reference Management Report.
NOTE: Henry Balmas, Henrybalmas@gmail.com, has agreed and is **APPROVED** to serve on the Architectural Review Committee. Current Members: Manny Acosta (Chairperson), Carrie Hunter (VP), Lucy Postel (Member), Henry Balmas (Member)
9. **Members/Tenants Speak:** 9127 SW 123rd Avenue Court; Observe ZOOM Meeting. 12341 SW 94th Terrace; Observe ZOOM Meeting
10. **Old Business:**
 - A. Violation Protocols: Consistent, following KCHOA Governing Documents
 - B. Security Cameras, Remote Playback: Operational
 - C. Lighting Repairs/Revision/Restoration: Reference Management Report
 - D. PW Community Roofs Survey Report: PW Information Letter will be drafted and placed on message boards, clubhouses and website
 - E. Pools Restoration Report: Treasurer, Manager, L & C Royal Management presented information, expressing opinions on Proposals/Scope of Work. Discussion followed. President motioned to accept Proposal/Scope of

Work from Paradise Pavers of Miami, for Clubhouse 1 - \$95,872.00, Clubhouse 2 - \$97,703.00, **Total: \$193,575.00**; V & V Windows Proposal of \$5,538.06 each Clubhouse, **Total: \$11,076.12**

ESTIMATED COST:

Paradise Pavers of Miami	\$193,575.00
V & V Windows	11,076.12
Permits & Survey	7,000.00
Contingencies	21,165.12
Bad Debt	23,281.24
<u>TOTAL</u>	\$256,097.48

212 Units: **\$1,208.00**

8 Installments: \$151.00

Treasurer seconded motion. **APPROVED**

NOTE:

1. Clubhouse 2 will be restored first.
2. L & C Royal Management will negotiate with contractors to include penalty fees, Change Order requests initiated by contractors, resulting in fees, payable to customer.
3. Late fees for exceeding completion date, payable to customer.
4. Special Assessment Letters must be sent to members not later than February 21, 2022, identifying March 8, 2022, Board Meeting, discussing Special Assessment.
5. Proposal: 8 installments beginning April 1, 2022.
6. If member desires to make single payment, it must be **paid in advance.**
(April 1, 2022/1st installment)
- F. Tree Trimming (Mahogany) Report: VP, Treasurer, Manager provided overview for discussion. VP motioned to accept A & E Landscape & Design, d/b/a Palm Works USA, Proposal of \$8,700.00 as described in Estimate. Treasure seconded. **APPROVED**
- G. Website: In work
- H. Certification Training (Complete Not Later Than (NLT) 3/10/22):
Currently, Department of Business & Professional Regulation's (DBPR) is mandating ZOOM Meetings only.
11. **New Business:** N/A
12. **Other:** Compliments on L & C Royal Management new hire, Shane
13. **Next Meeting: March 8, 2022; 7:00pm, ZOOM Meeting**
14. **Adjourn: 9:31pm**