



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, March 8, 2022; 7:00PM

ZOOM VIDEO CONFERENCING

1. **Determine Quorum:** All Present, 1 Committee Member
2. **Call Meeting to Order:** 7:01pm
3. **Approve Agenda:** Director motioned, VP Seconded. **APPROVED**
4. **Approve February 8, 2022, Minutes:** Secretary motioned, VP Seconded. **APPROVED**
5. **Guest - Community Cable Consultants:** Mark Bluestein presented updated matrix (spreadsheet). (**ATTACH W/MINUTES**)
President motioned to table discussion, with Mark's approval, until April 12, 2022, Board Meeting, when figures have been finalized, and providers can be interviewed (COMCAST contract expires 12/8/2023). Board will decide need for "Special Meeting", in person, with providers. VP seconded. Unanimous. **APPROVED/ACTION**
6. **Financial Report:** (**ATTACH W/MINUTES**)
 - A. No members in collection.
 - B. Favorable report, on target with 2022 Budget.
 - C. L & C Management agreed to mailing Monthly Assessments (including Special Assessments), 16th – 18th of month, allowing members opportunity to meet 1st of month due date. **ACTION**
7. **Management Report:** (**ATTACH W/MINUTES**)
President motioned, as sign of good faith, individual Booted 3/2/2022, at 11:00pm, for expired sticker (information document provided on screen share), be reimbursed \$50.00 by KCHOA, for cost of removing Boot. VP seconded. Unanimous. **APPROVED/ACTION. ATTACH DOCUMENT W/MINUTES**
8. **Architectural Report:** Reference Management Report

President reviewed timeline cleaning roofs required by KCHOA Governing Documents. Manager will continue updating Violation List as members correct violations through 3/31/22. **ACTION**

- 9. Members/Tenants Speak:** President explained ground rules for presentations.
- A. **9123 SW 123rd Avenue Court:** Concerned with lack of member participation, possibly due to timing of notice for pool restoration Special Assessment. Not right time for project.
 - B. **9450 SW 123rd Court:** Timing of Special Assessment unfortunate with world events. Cost exorbitant for renovating 2 pools.
 - C. **12363 SW 94th Lane:** Notice of Special assessment abominable. Request copy of bids. Should delay due to world events. **ACTION**
NOTE: Manager explained “Scope of Work.”
 - D. **9219 SW 123rd Avenue Court:** Concerned with cost of restoration. Request to see all proposals. **ACTION**
 - E. **12319 SW 94th Lane:** Concerned with cost and time of project. Understand need to renovate. Just not now.
 - F. **12315 SW 91st Terrace:** Concerned with cost. Aware of previous restoration projects postponements.
 - G. **9437 SW 124th Place:** President read member’s concerns. Not the time to be beautifying pools. Place emphasis on security and safety.
 - H. **9119 SW 123rd Avenue Court:** President read member’s concerns. Not the time due to world events. Estimates outrageous for renovating 2 pools. Please, consider postponing. Salaries have not kept up with cost of living.

Treasurer responded: Explained cost estimates, 3 bids obtained for each project, and choices leading to decision.

Jose Luis Lopez responded: Explained impact of \$160,000 - \$170,000 cash flow shortfall from previous Boards not adjusting KCHOA Budget to Consumer Price Index (CPI).

10. Old Business:

- A. Pools Restoration/Clubhouse Sliding Glass Windows Contracts: Treasurer expressed concern with lights and poles in pool area. Requests change from halogen to LED lights. Also, expect to find deterioration in support braces/bolts at base of poles. Changing halogen lights to LED, funded from Operational Account. Braces/bolts, funded from Contingencies. Painting rails, funded from Operational Account.
- B. Cleaning Community Roofs: Requires continuous updates due to timelines. **ACTION**
- C. Website: Compliments to Manager and Committee Member, on much improved website.

D. Certification Training (Complete Not Later Than 3/10/22): Accomplished 3/2/22. President, Secretary, Nayma, attended.

11. New Business:

- Special Assessment:
 - Pools Restoration
 - Clubhouses Sliding Glass Windows Removal/Replacement

President motioned to approve Pool Restoration, Special Assessment, of \$256,097.48, as \$1,208.00 per unit, in 8 monthly installments of \$151.00, commencing April 1, 2022, continuing 1st of each month thereafter. If member desires to make single payment, it must be paid in advance (April 1, 2022/1st Installment). Treasurer seconded. YES: President, VP, Treasurer, Director. NO: Secretary. **APPROVED/ACTION**

NOTE:

- A. Encourage members, in “Letter of Explanation” accompanying Assessments, to separate Monthly and Special Assessment payments (rather than single payment) as deposits go to different accounts.
- B. Clubhouse 2 pool will be restored first.

12. Other: Eric Irigoyen, Director at Large, stated he must resign from the Board. President advised him resignation must be in writing. Suggested sending letter to Board, effective April 12, 2022. Board can take final action on request at April Meeting. President thanked him for his time, experience, and knowledge, serving the Kenlands community.

13. Next Meeting: April 12, 2022; 7:00pm, ZOOM Meeting

14. Adjourn: 9:27pm

PLEASE NOTE: It has been brought to the attention of the Board that the Manager is receiving a high volume of texts from residents. This is not the accepted means of communication. All communications are to be on our website or email. **EXEPTIONS: Current Board/Committee Members**