



KENLAND COURT HOMEOWNERS ASSOCIATION
C/O L&C ROYAL MANAGEMENT
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BOARD OF DIRECTORS MEETING
JUNE 14, 2022; 7:00PM

ZOOM VIDEO CONFERENCING

- 1. Determine Quorum:** Director-at-Large Absent
- 2. Call Meeting to Order:** 7:00pm
- 3. Approve Agenda:** VP Motioned, Secretary Seconded. **APPROVED**
- 4. Approve May 10, 2022, Minutes:** VP Motioned, Secretary Seconded. **APPROVED**
- 5. Guest - Community Cable Consultants (Bulk Cable Providers):**
President introduced Andy Rodriquez, member, with IT expertise. Timeline overview: September Board Meeting, narrow to 3 Providers. October, November, December: selected Providers make presentations to members (cater lunch at clubhouse). Board requests internet only, with streaming. Pricing, main concern. “Double Play” – Internet and cable. Board can drop cable while in Agreement. **CONCERN:** Existing wire at property is “end of life.” Pricing, July Board Meeting, Matrix Deadline. Sustain speeds.
Board asked consultant to move direction of INTERNET ONLY WITH STREAMING.
Timeline:
 - **July 12, 2022,** Board Meeting: Complete matrix with pricing. No additional Providers will be considered after July Meeting.
 - **September 13, 2022,** Board Meeting: Narrow decision to 3 Providers. Coordinate 3 remaining Providers to cater lunch and make presentations, **2nd Saturday of month, 11:00am, Clubhouse location to be determined** (allowing for restoration of pools).
 - **October 8, 2022,** catered lunch, presentation
 - **November 12, 2022,** catered lunch, presentation
 - **December 10, 2022,** catered lunch, presentation following Annual Meeting

- **January 10, 2023**, Board Meeting, newly elected Board make final decision.

- 6. Financial Report:** President thanked Jose Luis for excellent, thorough, detailed, report. Board Members were reminded, collection of “unpaid Assessments” is directed by Florida Statutes. The Board, and L & C Royal Management, have no say, once member’s account is turned over to Attorney. Additional fees are collected at this time.
- 7. Management Report: (ATTACH W/MINUTES)**
President expressed concern with timeliness correcting violations. Reminded Board, it is member responsibility to access website and become familiar with Documents, learn and follow Rules, and consequences of not following them.
12375 SW 94th Ln: Crack at wall and building joint, may have to remove tree.
(ACTION)
- 8. Architectural Report:** reference management Report.
9448 SW 94th Ln: Complete Roof Replacement. Board **APPROVED** Architectural Modification Form Request, by exception, due to arrival of tiles 3 months early. Contractor will begin removing tiles, 6/15/22. Member will complete modification package. **(ACTION)**
- 9. Members/Tenants Speak: 12321 SW 94th Terrace:** Member concerned with increased, suspicious activity in pool area. Suggests installing 2 RING FLOOD CAM WIRED PLUS DEVICES at clubhouse.
President Motioned to install 2 RING FLOOD CAM WIRED PLUS DEVICES per clubhouse (total 4), at cost not to exceed \$2,000.00. One (1) device each clubhouse, mounted above clubhouse entrance door, facing toward Pet Station. One (1) device, each clubhouse, location to be determined, facing internally toward pool area. Manager has oversight. Treasurer Seconded. **UNANIMOUS APPROVAL (ACTION)**
- 10. Old Business:**
 - A. Pools Restoration/Clubhouse, Sliding Glass Windows, Status: Reference Management Report
 - B. Special Assessment Report: President expressed concern with number of members approaching 45 days (Reference Item 6 above).
 - C. Hurricane Readiness Committee Report: VP Motioned to accept A & E Landscaping & Design (DBA Palm Works), proposed Estimate of \$13, 125.00, as described. Treasurer Seconded. **UNANIMOUS APPROVAL (ACTION)**
- 11. New Business:**
 - A. FL Business Judgment Rule (Good Faith/Best Interest of Community): President discussed response to answered, “Letter of Complaint”. Timely,

accurate, and professional, communication to residents is essential. Board should always consider “Fiduciary Duties” and educate members/tenants on their responsibilities.

B. Vandalism Clubhouse 1 Pool: Person identified

C. Cut Median Tree Sprouts, Remove Weeds Along Walkway: Tabled due to budget constraints.

12. Other: Committee selected for “Bulk Cable Providers Selection Oversight”.

Members: VP, Secretary, Andy Rodriguez (Member)

Contact information with timeline will be sent under Separate cover. (**ACTION**)

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

14. Adjourn: 9:15pm

WEBSITE: lcroyal.com **COMMUNITY:** kenlandct **PASSWORD:** Available upon request;

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