



**KENLAND COURT HOMEOWNERS ASSOCIATION**

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

Via Zoom Video Conference

**JULY 12, 2022; 7:00PM**

**ZOOM VIDEO CONFERENCING**

1. **Determine Quorum**
2. **Call Meeting to Order: 7:00pm**
3. **Approve Agenda:** Treasurer Motioned, VP Seconded. **APPROVED**
4. **Approve June 14, 2022, Minutes:** VP Motioned, Treasurer Seconded. **APPROVED**
5. **Guest - Community Cable Consultants (Bulk Cable Providers):** Mark Bluestein provided “internet only” matrix. ATT did not reply to request for information. Providers do not offer video with internet only. Board moved to refuse ATT as a Provider for not pricing as requested (July board Meeting deadline). President clarified Board will narrow to 3 Providers at September Board Meeting (reference June 2022, Minutes, Item 5). Industry concern is rising cost of materials /equipment. President affirmed, no requirement to provide cable. It is a courtesy pending budget capability. Providers will bring fiber to the community, at their cost (EXCEPTION: COMCAST). There is a “Technology Clause”; Provider will improve service, at their cost, based on technology enhancement. **(ATTACH MATRIX W/MINUTES)**  
**Guest - President, Paradise Pavers of Miami (Pools Renovation):** Victor San Germain stated Pool 2 permits are near complete. Materials will begin arriving 7/18/22. Sand will be delivered, installation begins 7/19/22. Subcontractor (pool) is obtaining necessary permits. Various concerns surfaced and discussed. President requested Manager contact M-D Police Department, Kendall District, for possibility of increasing patrols. President requests any materials/fixtures showing wear, should be replaced (pools 40 years old). Dade County requires where sidewalks and thresholds meet, pavers cannot exceed ½” difference in elevation. Herringbone patterns will be 45 degrees angled. Pools will be pressure

tested; only white lights installed (M-D requirement for commercial pools). Permit Fees currently total \$1,600 - \$1,700. Pool subcontractor has separate fees that must be considered. Coping issues were discussed. Coping will remain the same due to M-D requirements.

6. **Financial Report:** President thanked Jose Luis for detailed report. Concern expressed with 14 accounts sent to attorney. L & C Royal Management exhausted all efforts to contact members urging them not to go into 45-day collection of unpaid Special Assessments.
7. **Management Report: (ATTACH W/MINUTES)**  
Manager is using matrix to provide monthly work performed, including work in progress. Excellent snapshot look at status of work projects.  
President expressed concern with website. Further review is requested. Possibly develop own site: kenlandcourt.com. Be creative. **(ACTION)**
8. **Architectural Report:** Reference Management Report
9. **Members/Tenants Speak: 12398 SW 94<sup>th</sup> Lane:** Member identified gate behind residence does not operate properly. Also, Palm Works, has damaged plants in front area. Request Manager observe damage and ask Palm Works to replace plants. **(ACTION)**
10. **Old Business:**
  - A. Special Assessment Report: Reviewed and discussed 14 accounts sent to Attorney.
  - B. Bulk Cable Committee Report: VP provided update. Currently, members pay \$44.80 cable fee as part of Monthly Assessment.
  - C. Violations: Reference Management Report
  - D. Tree Trimming: Palm Works is working through heavy equipment maintenance issues, due to lack of parts in supply chain.
  - E. Cameras, Flood Lights, Installations: Expect full installation/operation not later than 7/22/22. **(ACTION)**
11. **New Business: N/A**
12. **Other:**
  - A. Recognized Secretary's birthday, Thursday, 7/14/22.
  - B. Requested Board Members be available for Monthly Board Meetings and Saturday luncheons October, November, and December, as opportunities to "meet and greet" community residents.
13. **Next Meeting: AUGUST 9, 2022; 7:00pm, ZOOM Meeting**
14. **Adjourn: 8:35pm**

**WEBSITE:** [lcroyal.com](http://lcroyal.com) **COMMUNITY:** [kenlandct](http://kenlandct) **PASSWORD:** Available upon request;

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