

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, January 11, 2022
7:00 pm

Determine Quorum: Board Members, 2 Committee Members, Present

1. **Call Meeting to Order:** 7:00pm
2. **Approve Agenda:** VP motioned to approve; Secretary seconded. **APPROVED**
EXCEPTION: By-Laws of KCHOA, Item 5. (g) All Officers shall serve at the pleasure of the Board of Directors and any Officer may be removed from office at any time, with or without cause, by a majority vote of the Board of Directors.
 - a. Eric Irigoyen, Treasurer, requested to resign as Treasurer, due to conflict of interest with SEC. He desires to remain on the Board in any capacity, other than Treasurer.
 - b. President motioned to accept Eric Irigoyen's resignation as Treasurer. **APPROVED**
 - c. President motioned to move Manny Acosta from Director-at-Large, to Treasurer, and place Eric Irigoyen in position of Director-at-Large. **APPROVED**
3. **Approve Organizational Meeting Notes and 2022 Guidelines:** VP motioned to approve as minutes, the Flyer, placed on message boards, clubhouses and website announcing results of Organizational Meeting. Director seconded. **APPROVED**
4. **Financial Report:** **ATTACH W/MINUTES.** VP motioned to approve; Secretary seconded. **APPROVED**
CONCERNS:
 - a. Timeliness receiving meeting documents, late to need, no time to review.
 - b. Communicating late fees to members in January 2022, mailer. After the fact.
 - c. Possibility of bank sending monthly assessments, timely to meet due date, explanation of late fees, past due.
5. **Management Report:** **ATTACH W/MINUTES**
NOTES:
 - a. Architectural Modification Forms submitted: **APPROVED**
 - b. Checks submitted: **SIGNED**
 - c. Uneven light poles will be corrected after all bases numbered. "Punch-out" list will identify discrepancies to be complied with.
 - d. President concerned with "Right of Entry" performed in 1 day (timeliness).
 - e. Begin sprinkler full cycle watering "for dry season" immediately. **ACTION**
6. **Architectural Report:** Reference Management Report
7. **Members/Tenants Speak:** 12341 SW 94th Terrace: Attending 1st ZOOM Meeting; 12323 SW 91st Terrace: Concerned, neighbor's trash cart platform not painted. Board accepts attempt (picture avail to view) to conceal cart is sufficient. Member must remove vines on side wall. Manager to send email,

advising member, rendering of Board. **ACTION**. 12321 SW 94th Terrace:
Attend ZOOM Meeting.

8. Old Business:

- A. Violations: Committee Member expressed concern, protocols reporting violations, and follow-up actions, not followed. Must follow “letter of law”, responsible and accountable to completion. **ACTION**
- B. Security Cameras Enhancement: **COMPETE**. Technical issue when playback from remote location. Manager will work with technician to fix. **ACTION**
- C. Lighting Repairs/Revision/Restoration: Reference Management Report
- D. Bulk Cable TV/Internet Service: All documents pertaining to service distributed to Board and Committee Members. Currently, being worked by Community Cable Consultants. Special Meeting proposed, Saturday, February 19, 2022, time and location to be determined. **ACTION**

9. New Business:

- A. PW Community Roofs: KCHOA Governing Documents (Declaration of Covenants and Restrictions, Article VI, Lot and Unit Maintenance; and Rules and Regulations, Item 11, Pressure Cleaning), specify members are required to keep roof, fence, walls, and pavements clean. Documents also specify timeline for compliance. President motioned to conduct survey of community roofs, using both clubhouse roofs as “model” roofs for comparison. Manager, members of The Architectural Review Committee, and volunteers, will identify roofs in violation. Protocols will be followed to include “Right of Entry.” Members must be diligent preserving the uniform appearance of roofs. Treasurer seconded. **APPROVED.**
ACTION. Manager has oversight.
- B. Pools Restoration: A “Pools Restoration” working group will schedule ZOOM Meeting, Thursday (13th), 11:00am. Manager will provide ZOOM ID. Working Group: Treasurer (Oversight), VP, Manager, Jose Luis. Scope of Work must be prepared to include replacing sliding glass doors, under separate contract. Projects must include total cost, projected work schedule, to prepare Special Assessment letter. Presentation will be made February 8, 2022, Board Meeting. Factors include; Special Assessment requirements, number of payments, supply capabilities, work force, M-D County Permits, etc. **ACTION**
- C. Tree Trimming (Mahogany): VP will coordinate with Palm Works USA, identifying Mahogany Trees presenting possible harm, danger, or damage to residents and guests. Concerns warrant special attention. Board will make decision based on factors presented by VP, foregoing 3-bid minimum requirement. VP has oversight. **ACTION**

- D. Website: President expressed concern maintaining website. Manager, stated he will continue improving. Architectural Review Committee Member is a Graphic Designer, will work with Manager. **ACTION**
- E. Late Fees: Reference Financial Report
- F. MDC Solid Waste Bulky Appointment System – Book It. Toss It. Done.: M-D County Waste Management has a new Bulky Appointment System that will allow residents to select day Bulky Trash is collected. County has mailed brochure to residents. Appointments made by calling 311. **PLACE INFORMATION ON WEBSITE**

10. Other:

- a. Manager advised Board; resident cut down tree in Common Area. VP expressed concern with consequences from M-D County to Association. Manager and Treasurer will visit site to evaluate further action that may be necessary. **ACTION**
- b. Nayma is working 90 Day requirement for Director-at-Large, Certification Training, Satisfactorily Completed Educational Curriculum, IAW FS 720. Must be complete NLT March 10, 2022. President suggested Board Members attend as refresher. **ACTION**

11. Next Meeting: February 8, 2022; 7:00pm, ZOOM

12. Adjourn: 9:24pm