



KENLAND COURT HOMEOWNERS ASSOCIATION
C/O L&C ROYAL MANAGEMENT
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BOARD OF DIRECTORS MEETING
Via Zoom Video Conference
April 12, 2022; 7:00PM

1. **Determine Quorum:** Director-At-Large Absent
2. **Call Meeting to Order:** 7:00pm
3. **Approve Agenda:** VP Motioned, Secretary Seconded. **APPROVED**
4. **Approve March 8, 2022, Minutes:** Secretary Motioned, VP Seconded. **APPROVED**
5. **Guest – Mark Bluestein, Community Cable Consultants (Bulk Cable Providers)**
Guests – Victor San Germain, President; Jorge, Foreman, Paradise Pavers of Miami (Pools Restoration Contractor)
Guests – Non-Available, V & V Windows (Sliding Glass Door Replacement)
 - A. **Community Cable Consultants:** Changes continue in industry; Presented brief explanation on 2 additional providers (Total 4); Trend in industry is internet, then cable using “Firesticks” (Amazon’s answer to streaming boxes and services. Provides access to live TV streaming through Sling TV and access to premium channels like ESPN and HBO); Updates so recent, unable to provide matrix reflecting additional providers, will present update at May Board Meeting. **ACTION**
 - B. **Paradise Pavers of Miami:** Flow of Events: Present Plan (requires diagram of pools) – Survey (County, 1 week to obtain) – Permits (2 weeks to obtain) – Pool Work (6 – 7 weeks/pool); Large storage/construction area required for each pool, restricting parking around clubhouses during project work (Manager and Victor will identify requirements, begin immediate notification to residents); Pool 2 restoration will be first; Manager is Point of Contact representing KCHOA, Q & A included

explanations of costs for Surveys, Permits, Contingencies, Bad Debt. Total time 38 minutes. **ACTION**

6. Financial Report: (ATTACH W/MINUTES)

Special Assessment Report: 29-members pd in full, 1-member pd 4 months, 1-member pd 3 months, 5-members pd 2 months, 71-members pd 1 month, 13-members enrolled in Automatic Debit (ACH), 92-members made no payment = Total recap 212 units

A. Encourage Automatic Debit (ACH) Enrollment. **ACTION**

B. President requested “Collection Fact Sheet” explaining past due accounts be inserted in Monthly Assessment/Special Assessment mailings and posted on website. **ACTION**

C. Insert “News-U-Can-Use” posted document in May Assessment mailings. **ACTION**

7. Management Report (ATTACH W/MINUTES)

A. President motioned approval for seven (7) “Right of Entry” Executions and 1 Palm Tree removal, as indicated in Management Report. VP Seconded.

APPROVED

B. President motioned to move metal fence between 12375 and 12371 SW 94th Ln, back from current location to accommodate entry/exit through gate. Tree root structure interferes with gate operation. Roots have been “shaved” previously. Cost not to exceed \$550.00. Treasurer Seconded.

APPROVED

8. Architectural Report: Reference Management Report

9. Members/Tenants Speak: Luis Rodriguez, 9439 SW 123rd Ave Crt: Took part in Guests Q & A sessions, expressing concern with pool renovations cost, requested explanation for Contingencies, Permits, Survey, and Bad Debt. Guests, Board Members, L & C Royal Management, responded to all concerns.

10. Old Business:

A. Pools Restoration/Clubhouse, Sliding Glass Windows Contracts: In work, reference Management Report.

B. Cleaning Community Roofs: In Work, reference Financial Report and Management Report.

C. Tree Trimming (Mahogany) Report: Complete

11. New Business:

A. Hurricane season is approaching. Committee consisting of Manager, VP, and Treasurer will survey community property and report findings at May 10, 2022, Board Meeting, to include proposed “Scope of Work” for areas of concern. **ACTION**

B. Director-at-Large, Eric Irigoyen, submitted Letter of Resignation (ATTACH W/MINUTES) as Director, KCHOA, effective immediately. Board honored request, effective April 12, 2022. Our best wishes are with

Eric and his family on their journey ahead. Thank you for serving the Kenlands Community. We are better because of your service.

APPROVED

- C. President motioned Luciana “Lucy” Postel, fill position of Director-at-Large, for remaining term through December 10, 2022. VP Seconded.

APPROVED

- D. President motioned to remove Luciana “Lucy” Postel, from Architectural Review Committee and add Maria White, previous Committee Member. VP Seconded. **APPROVED**

NOTE: Current Architectural Review Committee Members: Treasurer (manny@mannyacosta.com), VP (carriehunter@yahoo.com), Henry Balmas (Henrybalmas@gmail.com), and Maria White (elijahwhite2@bellsouth.net).

12. Other:

- A. VP requested Director-at-Large, and Manager move “Forms” button up for visibility and access to information available on website. Manager will make change when posting “News-U-Can-Use” document on website Friday (15th). **ACTION**
- B. Director-at-Large and Nayma will coordinate date with Susanna Sanchez for Board Member Certification Course Training. President requests waiving 90 Day Certification Certificate (FS 720.3033), as this is a Board approved fill to end of term, not elected by members. **ACTION**

13. Next Meeting: May 10, 2022; 7:00pm, ZOOM Meeting

14. Adjourn: 9:11pm

THIS ZOOM MEETING IS AN OPPORTUNITY TO DISCUSS POOLS RESTORATION WITH CONTRACTORS SELECTED FOR THE PROJECT

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

call 786-449-4590 or Email: Albert@lcroyalmanagement.com

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