



**KENLAND COURT HOMEOWNERS ASSOCIATION**

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

Via Zoom Video Conference

**May 10, 2022; 7:00PM**

**ZOOM VIDEO CONFERENCING**

1. **Determine Quorum:** All Present
2. **Call Meeting to Order:** 7:00pm
3. **Approve Agenda:** VP Motioned, Secretary Seconded. **APPROVED**
4. **Approve April 12, 2022, Minutes:** VP Motioned, Secretary Seconded. **APPROVED**
5. **Guest - Community Cable Consultants (Bulk Cable Providers):** Mark Bluestein received late inputs from 2 providers. Suggested delay presentation until June Board Meeting for updated matrix. Current COMCAST Agreement expires, December 1, 2023. Must notify COMCAST, October 1, 2023, if not renewing Agreement. Board is challenged to do “deep dive” into internet only, vice cable only. President suggested soliciting support from members and tenants for greater insight to internet only. **ACTION**
6. **Financial Report:** VP Motioned to approve, Secretary Seconded. **APPROVED**  
**Special Assessment Report:**
  - A. 35-members, pd in full; 27-members, enrolled in ACH (Automatic Pay); 42-members, 1 month behind (members will receive 30 day notice, May 16, 2022).
  - B. President emphasized collection procedures are mandated by Florida Statute. Collecting unpaid assessments has changed. Members should make every effort to pay within first 30 days.
  - C. KCHOA has paid 33% of Pools Restoration project in accordance with contract, excluding sliding glass window contract.
7. **Management Report:** (**ATTACH W/MINUTES**)

- A. President complimented Manager for work accomplished, including results of Roof Cleaning. Excellent report.
- B. President expressed concern with changes made to pool restoration that could impact Reserve Study findings. It is necessary, follow-on Boards initiate action items in accordance with updated Reserve Study.
- 8. Architectural Report:** Be consistent. “If you see something, say something.”
- 9. Members/Tenants Speak: 12321 SW 94<sup>th</sup> Terrace:** Member expressed interest in status of COMCAST Agreement. Member has 20 years’ experience with IT, currently an IT Director. He has negotiated bulk contracts, including those with COMCAST. President requested member’s support negotiating KCHOA Agreement. Member also inquired to possibility of establishing a child’s play area (Jungle Jim). Board Members shared insight to findings from similar requests (space, upkeep, safety, inspections, and insurance costs). President suggested preparing a plan, ask to be placed on Agenda, and make proposal.
- 10. Old Business:**
  - A. Pools Restoration/Clubhouse, Sliding Glass Windows Status: Reference Management Report. **ACTION**
  - B. Violations: Emphasized consistency following KCHOA Governing Documents, Florida Statutes 720, M-D County Codes.
  - C. Special Assessment Report: Reference Financial Report.
  - D. Hurricane Readiness Committee Report: Various issues surfaced, preventing survey. VP will coordinate a **Plan A**, or **Plan B**. If unable to provide survey, **Plan C** is Manager will provide 3 proposals, to include Scope of Work, for approval at June Board Meeting. **ACTION**
  - E. Website Update: Board expressed appreciation for improvements to website. Efforts of Manager and Director are noticed in more user friendly access.
  - F. Board Member Certification Course Training: Nayma, coordinating 1<sup>st</sup> available class.
- 11. New Business:** N/A
- 12. Other:** N/A
- 13. Next Meeting: June 14, 2022; 7:00pm, ZOOM Meeting**
- 14. Adjourn:** 8:17pm

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

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