

ZOOM VIDEO CONFERENCING



KENLAND COURT HOMEOWNERS ASSOCIATION

C/O L&C ROYAL MANAGEMENT
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BOARD OF DIRECTORS MEETING
Via Zoom Video Conference

OCTOBER 11, 2022, 7:00PM

1. **Determine Quorum:** Treasurer Absent
2. **Call Meeting to Order:** 7:00pm
3. **Approve Agenda:** VP Motioned, Secretary Seconded. **APPROVED**
4. **Approve September 13, 2022, Minutes:** President motioned by exception to approve minutes as addressed in Management Report regarding “Right of Entry” Executions. Minutes will be readdressed at November Board Meeting. VP Seconded. **APPROVED**
5. **Financial Report:** Favorable Report. Tree trimming check rendered for completion of work. **ATCH KCHOA 2023 BUDGET TALKING POINTS, OCTOBER 11, 2022. ATCH KCHOA 2023 BUDGET “POINTS TO PONDER”, OCTOBER 11, 2022,** VP motioned to approve Financial Report as read, Secretary seconded. **APPROVED**
6. **Management Report:** **ATCH W/MINUTES. TO BE REVIEWED AT NOVEMBER BOARD MEETING.**
7. **Architectural Report:**
 - A. **9215 SW 123RD AVENUE CRT:** Awaiting Documents.
 - B. Director at Large requests additional security bolts be added to gate locks. **ACTION**
 - C. Motion cameras accessing pools are functioning properly, reference pool security.
8. **Members/Tenants Speak:** **12323 SW 94th LN:** Member visiting for current updates regarding tree trimming and COMCAST Bulk Cable Contract.
9. **Old Business:**
 - A. Pools Renovation: Change Order for installing new drain in work.
 - B. Window Replacement: In work. One window received cracked. Being replaced.

- C. Landscape Inside Pool: In work.
- D. Tree Trimming: Complete
- E. COMCAST/Tree Removal: In Work. Attorney involved.
- F. Approve KCHOA Rules and Regulations, Change 2: VP motioned to approve KCHOA Rules and Regulations, Change 2, dated October 11, 2022. Secretary seconded. **UNANAMOUS APPROVAL**.

10. New Business:

- A. Preview 2023 Budget: **ATCH CPI FOR AUGUST 2022, EXAMPLE WORK SHEET WITH MINUTES. NOVEMBER CPI FACTOR WILL USE SEPTEMBER 2022 CPI, RELEASED OCTOBER 13, 2022, AT 8:30AM EATERN TIME**
“October News-U-Can-Use” will be placed in November Election mailings with translation. Place “ATTENTION URGENT READING” on envelope.
- B. PW SW 93rd Terr/SW 123rd Crt Walkway and 6 Mailbox Slabs: President motioned, Charle’s Pressure Washing, Charles Greens, LLC, be contracted to power wash SW 93rd Terrace/SW 123rd Ave Court, to include 6 mailbox slabs including wipe down of Cluster Box Units (CBU) Delivery Systems, providing scope of work is competitive with previous proposal. VP Seconded. **UNANAMOUS APPROVAL**
- C. Vacuum/Clean Drain 9142 SW 123rd Ave Crt: **N/A**

11. Other:

- A. **Annual Meeting, December 10, 2022, 10:00am, Clubhouse 2**
- B. VP motioned for member located at 9456 SW 124th Court, place address numbers on wall in more distinctive location to receive deliveries. Numbers currently are difficult to read. Deliveries have been missed. VP and Treasurer are on Architectural Review Committee and accordingly, will represent community making decision.

12. Next Meeting: NOVEMBER 8, 2022; 7:00pm, ZOOM Meeting

13. Adjourn: 8:35pm

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

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

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