



KENLAND COURT HOMEOWNERS ASSOCIATION

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

NOVEMBER 8, 2022, 7:00PM

1. **Determine Quorum:** All Present
2. **Call Meeting to Order:** 7:00pm
3. **Approve Agenda:** VP Motioned, Secretary Seconded. **APPROVED**
4. **Approve October 11, 2022, Minutes:** VP Motioned, Director-at-Large Seconded. **APPROVED**
5. **Financial Report:** Encouraging report. Budget on target for end of year.
6. **Management Report:** **ATCH W/MINUTES.** More emphasis necessary exercising and executing “Right of Entry” protocols.
7. **Architectural Report:** Refer to Management Report
8. **Members/Tenants Speak:** None Present
9. **Old Business:**
 - A. Pools Renovation: In work, pool being filled.
 - B. Window Replacement: President expressed concern with excessive delays by V & V Windows, noting windows are paid-in-full. Request Manager place emphasis on issues expressed and Clubhouse 2 project completion for Annual Meeting, December 10, 2022. **ACTION**
 - C. Landscape Inside Pool: In work, advised to paint inside walls. **ACTION**
 - D. COMCAST/Tree Removal: In work, COMCAST will be on property 11/15/22 to complete work. **ACTION**
 - E. Preview 2023 Budget: Jose Luis presented 2023 Budget. Board agreed to proceed with projected Budget for 2023 KCHOA Board of Directors.
 - F. PW SW 93rd Terr/SW 123rd Crt Walkway and 6 Mailbox Slabs: In work, projected completion 11/11/22, depending on Tropical Storm Nicole.
 - G. 9456 SW 124th Court Address Numbers Status: In work, Architectural Review Committee. **ACTION**
10. **New Business:** KCHOA Electric Vehicle Charging Guidelines: After much discussion, VP motioned to Chair the Architectural Review Committee, using

“Points to Ponder” KCHOA EV Charging Guidelines, dated September 13, 2022, as source document preparing KCHOA protocols for EV Chargers. This document will be placed on website with KCHOA Rules and Regulations. VP has authority to request support as deemed necessary preparing documentation. Manager and Director-at-Large will coordinate efforts. EV Charging Guidelines will remain in effect until incorporated in KCHOA Rules and Regulations. Treasurer Seconded. **APPROVED**

11. Other: Annual Meeting, December 10, 2022, 10:00am, Clubhouse 2

- A. VP and Secretary have oversight preparing for Meeting, to include payment of any expenses incurred.
- B. Documents, to include 2023 Budget and voting requirements, will be mailed November 18, 2022. The envelope will reflect “IMPORTANT DOCUMENTS ENCLOSED. PLEASE DO NOT DISCARD.”

12. Next Meeting: ANNUAL MEETING, December 10, 2022, 10:00am, Clubhouse 2

13. Adjourn: 8:41pm

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

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