



KENLAND COURT HOMEOWNERS ASSOCIATION

C/O L&C ROYAL MANAGEMENT

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BOARD OF DIRECTORS MEETING

Via Zoom Video Conference

AUGUST 9, 2022, 7:00PM

1. **Determine Quorum:** Director-at-Large Absent
2. **Call Meeting to Order:** 7:00pm
Note: President read CCFJ article “Partnerships Are Critical” dated August 3, 2022 (**ATTACH W/MINUTES**)
3. **Approve Agenda:** Secretary motioned, VP Seconded. **APPROVED**
4. **Approve July 14, 2022, Minutes:** Secretary motioned, VP Seconded.
APPROVED
5. **Financial Report:** Jose Luis provided an excellent status of funds report. Spending on target as budgeted. Fourteen (14) members sent for collections, reduced to 8.
6. **Management Report:** **ATTACH W/MINUTES**
NOTES:
 - A. Amend report to reflect action taken on 12398 SW 94th Ln; Right of Entry on 12356 SW 94th Ln, end date and cost.
 - B. Eleven (11) homes with fascia and flashing violations will be worked as 1 group for processing through Right of Entry. Only variable will be cost. Units have received Door Hanger Notice of Violation.
7. **Architectural Report:** Reference Management Report
8. **Members/Tenants Speak:** **12368 SW 94th Terrace:** Member expressed concern with landscape inside pool area. Manager assured member it would be removed.
9. **Old Business:**
 - A. Bulk Cable Committee Report: President motioned to pay Mark Bluestein (Community Cable Consultants) a \$500.00 consultant fee for services rendered providing bulk cable providers. Secretary seconded.
UNANAMOUS APPROVAL

NOTE: Board Members reached consensus from information provided, KCHOA budget cannot sustain a 10-year contract, 4% capped, based on Consumer Price Index (CPI). It is the fiduciary responsibility of Board Members to create a healthy budget. All line items must be fully funded, and estimated price increases considered. Current COMCAST contract expires December 1, 2023. Association must notify COMCAST, contract will not be renewed, October 1, 2023. Board agreed to remain on September schedule, notifying community of decision.

B. Pools Renovation: NOTES:

1. President motioned to accept Supreme Pool & Spa Services proposal, dated August 7, 2022, as written with monthly cost of maintenance at \$850.00. Treasurer seconded. **UNANAMOUS APPROVAL**, NOTE: New procedures obtaining pool permits; FL Dept of Health Form 64E-9; DH 4159 Yearly Requirement Inspection to Renew Pool Permit
 2. President motioned to terminate Raul Horta Pool Service, effective immediately. Treasurer seconded. **UNANAMOUS APPROVAL**
 3. President motioned to approve All Fusion LED, Estimate (EST-208), dated August 8, 2022, of \$2,743.00, as written. Treasurer seconded. **UNANAMOUS APPROVAL**, EXCEPTION: 5000 Color Light (not stated in estimate).
 4. Inside pool landscape labor will be resourced by L & C Royal Management. Materials will be purchased from Home Depot (weed mesh, stones, epoxy), sand from Paradise Pavers. Cement (Home Depot) may be option to consider.
 5. Cleaning service, inside Clubhouses, will be resourced by L & C Royal Management.
 6. Clubhouse buildings external surfaces (repair, paint) and painting pool rails will be outsourced/contracted.
 7. Clubhouse external entrance doors will be painted using Kenland Court, Sherwin Williams Product A89T00154, BRZ9 9 Satan Bronzitone Paint for wood trim.
 8. President motioned to replace refrigerated drinking fountain in Clubhouse 2 at a cost, not to exceed, \$1,300.00. VP seconded. **UNANAMOUS APPROVAL**
 9. Board Members agreed to accept previous contractors, with well defined "Scope of Work", to begin immediate service of above items, so there is no delay completing pools renovations.
 10. Funding will come from SA2 Contingency Funds.
- C. Clubhouse 2 Window Replacement: President requests Manager prepare a Change Order to V & V Windows holding them responsible to repair and

paint any damage to Clubhouses during their performance of work.
Materials (sliding doors) could be delayed 6 weeks. **(ACTION)**

- D. Tree Trimming: Palm Works representative, Manager, and Treasurer, will perform final walk around community to review tree trimming, Wednesday (9th). **ACTION**
- E. Cameras, Flood Lights, Installations: Complete
- F. Website: Tabled for further review and presentation at September Board Meeting.

10. **New Business:** None

11. **Other:**

- A. VP requested status of tree removal (12375 SW 94th Lane) and root intrusion on member's roof/wall and fence. Both concerns are in work stoppage due to COMCAST. **ACTION**
- B. President read a recent survey conducted by Rocket Mortgage. New HOA survey showed most despise living in controlled community. President expressed appreciation to current Board Members for their hard work, dedication and perseverance serving the Kenlands Community and making it a wonderful place to call "home."

12. **Next Meeting: SEPTEMBER 13, 2022; 7:00pm, ZOOM Meeting**

13. **Adjourn: 9:30pm**

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

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