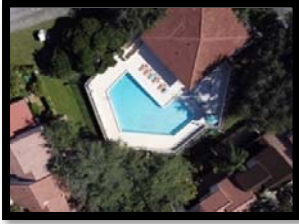


ZOOM VIDEO CONFERENCING



KENLAND COURT HOMEOWNERS ASSOCIATION

C/O L&C ROYAL MANAGEMENT
13155 SW 42 ST SUITE 103, MIAMI, FL. 33175
PH: 305-228-7326 FX: 305-228-7328
E-MAIL: lcroyal@lcroyalmanagement.com
BOARD OF DIRECTORS MEETING
Via Zoom Video Conference

SEPTEMBER 13, 2022, 7:00PM

1. **Determine Quorum:** All Present
2. **Call Meeting to Order:** 7:00pm
3. **Approve Agenda:** Secretary motioned, VP seconded. **APPROVED**
4. **Approve August 9, 2022, Minutes:** VP motioned, Secretary seconded. **APPROVED**
5. **Financial Report:** Positive report, on target as budgeted. Members in collection for SA 2, reduced to 6.
6. **Management Report:** **ATTACH W/MINUTES**
NOTES: (Items for continued review)
 - A. Eleven (11) “Right of Entry” executions begin 9/15/22.
 - B. Sprinkler pump 8 leak, awaiting contractor proposal for underground pipe replacement.
 - C. SW 91st Terrace curb repair requires contractor proposal.
 - D. Pool/Clubhouse 2 proposed ready for acceptance, Friday, 9/16/22.
 - E. Hurricane tree trimming near completion. Two (2) trees require COMCAST relocate cables for root grinding/cut and or tree removal.
 - F. Board **APPROVES** executing “Right of Entry” commencing 9/15/22 as stated in Management Report.
7. **Architectural Report:** President motioned to approve Architectural Modification Request, by exception, to replace walkway tile from sidewalk to door, at **9215 SW 123rd Avenue Court**. Exception: Member began work without approval, due to misunderstanding requirements. VP seconded. **UNANAMOUS APPROVAL**
8. **Members/Tenants Speak:** **9425 SW 124th Place:** Member obtained Architectural Modification Forms for replacing roof. Concern, neighbor refuses to provide approved consent letter. Member advised to continue preparing modification package. Confirm all information requested is complete.

Architectural Review Committee and Board are aware, this request will be by exception.

9. Old Business:

A. Bulk Cable Committee Report: VP motioned, after in-depth review, analysis, and discussions (beginning December 14, 2021) with a representative of Community Cable Consultants (assists in obtaining best services, pricing, and incentives from Cable TV and Internet service providers), I motion to terminate any and all further discussions in pursuit of bulk cable services to KCHOA due to lack of funds sustaining an 8-year Term of Agreement, capped at 4% Annual Rate of Increase adjustment. The maximum KCHOA annual assessment increases is that amount based upon the Consumer Price Index (CPI). Budget constraints can no longer support Bulk Cable Services to the community. Director-at-Large seconded. **UNANAMOUS APPROVAL**

NOTE: Current COMCAST SERVICE AGREEMENT ends December 1, 2023. The Agreement requires minimum 60 days' notice (October 1, 2023) of intention not to renew at the end of current term.

B. Pools Renovation: Reference Management Report
Proposed acceptance for Pool 1, Friday, 9/16/22.

C. Window Replacement: Materials (sliding doors) remain on backorder.

D. Clubhouse Repair/Paint, Paint Rails: Reference Management Report

E. Landscape Inside Pool: Reference Management Report

F. Tree Trimming: Reference Management Report

G. Website: Motion taken off table. President requests emphasis on maintaining current site by removing outdated material and continuously monitor information on website as directed by Governing Documents. This site is KCHOA main means of communicating to residents.

H. COMCAST/Tree Removal (2 Properties): **12514 SW 94th Terrace and 12375 SW 94th Lane** have root structures requiring "shaving", grinding, or removal. COMCAST cables are in proximity and could be damaged. Manager informed COMCAST of this concern, requesting cables be relocated. COMCAST has failed to respond/comply. President motioned to provide COMCAST with attorney letter, advising COMCAST they have until 9/30/2022, to relocate cables at referenced addresses. Association will begin work 10/1/22, to have roots shaved/cut/removed. Should cables be damaged, KCHOA will not accept responsibility, as COMCAST has failed to comply with stated request. Also, President requested \$1000.00 (Not to Exceed) for project, as fence located at 12514 SW 94th Terrace must be repaired at Association expense. Secretary seconded. **UNANAMOUS APPROVAL**

10. New Business:

- A. Clean Mailbox Slabs (Federal Property): Tabled for October Board Meeting.
- B. Funding RESERVES: President presented review of Reserve Study results conducted April 12, 2021. It is recommended to accomplish another study in 2024, not later than 2025.

11. Other:

- A. KCHOA Rules and Regulations requires a Change 2, to correct adding additional guidelines for Exterior Repairs for townhomes, previously omitted and adding under Rules, page 13, item 15, “Cluster Box Unit (CBU) delivery systems used by the USPS are property of the U.S. government.” Change 2 will be submitted for approval at October Board Meeting. President will prepare change. Secretary has oversight of Change 2. **ACTION**
- B. VP advised Board; Palm Works made 2 courtesy cuts of dead trees while performing tree trimming. Final walk-through must be accomplished soon to close this project. VP has oversight. **ACTION**

12. Next Meeting: OCTOBER 11, 2022; 7:00pm, ZOOM Meeting

13. Adjourn: 8:52pm

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

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

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