



KENLAND COURT HOMEOWNERS ASSOCIATION

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

JANUARY 10, 2023, 7:00PM

1. **Determine Quorum:** Director-At-Large Absent
2. **Call Meeting to Order:** 7:04pm
3. **Approve Agenda:** VP Motioned, Secretary Seconded. **APPROVED**
4. **Approve December 10, 2022, Organizational Meeting Minutes:** VP Motioned, Treasurer Seconded. **APPROVED**
5. **Financial Report:** Jose Luis Lopez provided detailed report
NOTE: President requested status of M-D County Permits and final payment for Cabrera Paving and Engineering, February 2021, street sealing project. **ACTION**
6. **Management Report: Welcome New Manager**
Report Incomplete. Request detailed reports for January and February at February Board Meeting.
 - A. Board **APPROVED** 1 time emergency funding of \$200.00 for Palm Works to cut, clear, clean, SW 93rd Terrace/SW 123rd Ct, center median of vegetation/debris, from SW 127th Ave to Clubhouse 1, pending receipt of INVOICE.
 - B. VP Motioned for Palm Works to maintain at \$100.00/cut, SW 93rd Terrace/SW 123rd Ct, center median from SW 127th Ave to Clubhouse 1, pending receipt of INVOICE. Treasurer Seconded. **APPROVED**
 - C. **Member's email** (1/4/23), "Sprinklers and Hydrants" – Manager Perform zone "wet check" for pressure and sprinkler direction. **ACTION**
 - D. **Violations:** 12416 94th Ln-All facia, s/b listed; 9408 SW 125th Pl-Side strip; 9448 SW 123rd Ave CT-Front, s/b listed; 12383 SW 94th Ln, s/b listed; 12318 SW 92nd Terr-Metal strip at top, s/b listed; also, Remove metal frame in back. **ACTION**
7. **Architectural Report:** N/A
8. **Members/Tenants Speak:** None present
9. **Old Business:**

- A. Closeout 2022 Business (Pools, Windows, Right of Entry, Website, (Etc.): **INCOMPLETE. Reference Item 6**
- B. Emergency Tree Removal: Palm Works should receive M-D County permit this week, to continue removing tree and stump. **ACTION**
- C. Sprinkler Leak SW 94th Lane/SW 123rd Court: **REPAIRED**
NOTE: Timeline for projects in work is **Not To Exceed (NTE) 30 days,** unless **“BY EXCEPTION”** is identified, in writing, with reason and new completion date.
- D. EV Charging Addendum 1, KCHOA Rules and Regulations: Treasurer Motioned to approve September 13, 2022, Electric Vehicle Charging Addendum 1, to KCHOA Rules and Regulations, Change 2, October 2022, to include EV Charging Map, received January 19, 2023. VP Seconded. **APPROVED.**
NOTE:
 - Manager responsible to post documents on website.
 - Manager responsible to provide all documents required to include location of charging device for member’s residence.
 - Manager responsible to confirm member understands owner responsibilities as described in EV Charging Addendum, when applying for Modification Application to Installing EV Charging Station.
 - ARCHITECTURAL REVIEW BOARD HAS OVERSIGHT.
 - KCHOA Board responsible to include Addendum 1 with map attachment in next rewrite of KCHOA Rules and Regulations.

10. New Business:

- A. Manager Transition: **UNSATISFACTORY sharing of information.**
- B. Replace Pool Filters - Accept Proposal: VP Motioned to accept Supreme Pool & Spa proposal of \$8,770.26 to replace 2 pool filters as identified in estimate document, dated 9/8/22. Secretary Seconded. **APPROVED**
- C. Future Look 2023: Defer to February Board Meeting
- D. Marketing Community Action: Defer to February Board Meeting

11. Other: N/A

12. Next Meeting February 14, 2023, 7:00pm, ZOOM MEETING

13. Adjourn: 9:39pm

KCHOA BOARD OF DIRECTORS WILL CONTINUE MOVING FORWARD SERVING THE KENLANDS COMMUNITY MAKING IT “THE BEST IT CAN BE”!

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

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