



**FEBRUARY 14, 2023, 7:00PM**

## **KCHOA Board of Directors Meeting Agenda Notes**

### **ZOOM VIDEO CONFERENCING**

**1. Determine Quorum**

**2. Call Meeting to Order: 7:05pm**

President expressed appreciation to Nayma, Jose Luis, L&C Royal Management, for their hard work “behind the scenes” contributing to the success of KCHOA and “partnership” between Management Company and Directors.

**3. Approve Agenda: APPROVED**

**4. Approve January 10, 2023, Minutes: VP motioned, Treasurer seconded. APPROVED**

**5. Financial Report: Excellent, detailed report. On Budget target.**

Treasurer motioned, at recommendation of Jose Luis, to transfer \$5,744.61 from Special Assessment 1 to Reserves, closing Special Assessment 1. All permits are closed, reference Cabrera Paving & Engineering, Inc., and Miami Dade County. Secretary seconded. **APPROVED**

Treasurer motioned to accept Financial Report, VP seconded. **APPROVED**

**6. Management Report: Outstanding report, well documented.**

**NOTE:**

- Discussed BZ Booting protocols and Guidelines following incident with vehicle parking in member’s Limited Common Area parking.
- VP stated there was a shopping cart located on SW 93<sup>rd</sup> Terrace/SW 123<sup>rd</sup> Court. **ACTION**
- President requested, as recommended by Manager, for L&C Royal Management, to proceed pricing window dressings for all windows (including sliding windows), both clubhouses, at Home Depot. Preference is horizontal window dressings vice vertical (currently installed): however, not mandated. Window dressings will be installed by our maintenance man. Present costs at March Board Meeting, for approval and installation.

**ACTION**

- Request Manager make every effort to close existing window dressings, clubhouse 1, until installation of approved replacement. **ACTION**
- Further discussion using clubhouse 1 for storage is necessary. **ACTION**
- Right of Entry (ROE): 12519 SW 94<sup>th</sup> Lane-EV Charging Device **ACTION**
- Violation: 12431 SW 91<sup>st</sup> Terrace-Trip and Fall **ACTION**

**7. Architectural Report:** Management Report

**8. Members/Tenants Speak:** N/A

**9. Old Business:**

- A. Closeout 2022 Business (Pools, Windows, Right of Entry):** Management Report (Complete)
- B. Emergency Tree Removal:** Management Report (In process)
- C. Manager Transition:** Complete
- D. Replace Pool Filters:** Management Report (Complete, to include entire filtration systems)
- E. Future Look 2023:** Establish timeline for fence repair (2023-2024), to paint Townhomes (accept proposal January 2025) **ACTION**
- F. Marketing Community Action:**
  - Director-At-Large graciously accepted responsibility to inform residents of not renewing COMCAST Agreement in November. **ACTION**
  - More emphasis necessary to make residents aware of vandalism and improving community security awareness. **ACTION**

**10. New Business: Renewable Energy:** President motioned to approve “Guidelines for Renewable Energy” as written and incorporate it in Change 4 to KCHOA Rules and Regulations. VP seconded. **UNANIMOUS APPROVAL ACTION**

**11. Other:**

- **ZOOM Meetings:** Monthly Board meetings will continue on ZOOM.
- President requested a search for an individual with the skill set to write a new KCHOA Rules and Regulation document professionally and accurately. **ACTION**
- VP requested information on broken fence by clubhouse 2, damaged by a vehicle. KCHOA awaiting insurance claim. **ACTION**

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

**13. Adjourn:** 9:15pm

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