



MARCH 14, 2023, 7:00PM

KCHOA Board of Directors Meeting Agenda Notes

ZOOM VIDEO CONFERENCING

1. Determine Quorum

2. Call Meeting to Order: 7:00pm

President opening remarks: FIDUCIARY RESPONSIBILITIES: REMAIN OBJECTIVE, UNSELFISH, RESPONSIBLE, HONEST, TRUSTWORTHY AND EFFICIENT.

DUTY OF CARE - ACT ON A FULLY INFORMED BASIS, IN GOOD FAITH, WITH DUE DILIGENCE AND CARE, DUTY OF LOYALTY - PRIORITIZING NEEDS OF THE COMMUNITY.

3. Approve Agenda: Treasurer motioned; Secretary seconded. **APPROVED**

4. Approve February 14, 2023, Minutes: VP motioned, Treasurer seconded. **APPROVED**

5. Financial Report: Treasurer motioned; Secretary seconded. **APPROVED**

NOTE:

- (1) Detailed report by Jose Luis. Good effort monitoring past due accounts, including SA 1 and 2. Three (3) units at attorney for SA, 2 units at attorney for Regular Assessment.
- (2) Members continue enrolling in Authorization Agreement for Automatic Debits (ACH), automatic bank draft payment option. Total 76.
- (3) President asked Jose Luis if KCHOA insurance is current for all persons who control or disburse funds for the association IAW FS 720.3033(5). **CONFIRMED**

6. Management Report: Excellent detailed report. **ATTACH WITH MINUTES**

NOTE: ACTION

- (1) Notify M-D County, sign down on M-D County property SW 92nd Street/SW 123rd Ave.
- (2) Begin immediate repair to fence damaged by vehicle November 22, 2022, north of clubhouse 2, by ATT box, on SW 123rd court.
- (3) Effective immediately, all sprinkler timers will be adjusted to 30 minutes, until April 11, 2023, Board Meeting. This will be discussed, adjusting timers accordingly.

7. Architectural Report: Reference Management Report

8. Members/Tenants Speak: None present.

9. Old Business:

A. Emergency Tree Removal: Nayma is fully immersed coordinating with DERM to completion of project.

- ON HOLD until M-D County Tree Canopy Replacement, 9 trees/4,000+ sq ft, is prepared, presented, and approved by Board at April Board Meeting. Board approval will be delivered to Department of Regulatory & Economic Resources Management (DERM) by L & C Royal Management for approval (approximately 10 days after submitting).

- Nayma and Jose Luis made presentations to the Board. Two (2) of 3 steps are approved by DERM. Step 3 is DENIED until Permit from 2019 is CLOSED. This requires planting 9 trees with canopies approximately 500 sq ft each (4,500 sq ft total). Treasurer, Manager, Eddy (Palm Works) and Nayma, in coordination, will prepare presentation/proposal indicating cost and placement location of 9 trees to the Board in April for approval.
- President will make courtesy call to inform tenant.

B. KCHOA Rules and Regulations, change 4: VP motioned to approve proposal by Rosaida Rodriguez of HRAID LLC, to rewrite KCHOA Rules and Regulations, incorporating all changes and Addendums, as submitted to Board, at a cost of \$650.00, paid in 2 installments of \$325.00. President is designated representative for project. Treasurer seconded.

APPROVED ACTION

NOTE: This is a complete rewrite of KCHOA Rules and Regulations.

C. Violations: Reference Management Report

D. Clubhouses Window Dressings: Treasurer motioned to replace all window dressings (blinds), both clubhouses, at a cost, not to exceed \$1,500.00 (includes tax), purchased from Home Depot, Beige color preferred (not mandated). THERE IS NO LABOR COST. VP seconded. **APPROVED ACTION**

NOTE: VP has oversight of project, working with Manager.

10. New Business: Infrastructure: President discussed infrastructure components of community. Cited entrance signage as example. Signs should have same appearance, arrangement, spacing, and damage free. Consistent and “look alike” at all 7 entrances. President motioned, with approval from Jose Luis, for Maintenance person (Jorge) schedule 3 hours on 3 days, after normal work hours (total 9 hours labor), for \$200.00, to repair, replace as necessary, paint, arrange signage to “look-a-like” at all KCHOA entrances. Material cost separate. VP seconded.

APPROVED ACTION

11. Other: N/A

12. Next Meeting April 11, 2023, 7:00pm, ZOOM Meeting

13. Adjourn: 9:10pm

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

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