



APRIL 11, 2023, 7:00PM

KCHOA Board of Directors Meeting Agenda Notes (CORRECTED COPY)

ZOOM VIDEO CONFERENCING

1. **Determine Quorum:** Director-At-Large Absent
2. **Call Meeting to Order:** 7:00pm
3. **Approve Agenda:** VP motioned; Secretary seconded. **APPROVED**
4. **Approve March 14, 2023, Minutes:** VP motioned; Treasurer seconded. **APPROVED**
5. **Financial Report:** Treasurer motioned; Secretary seconded. **APPROVED**
 - Excellent recap of SA 1 and SA 2 account status.
 - Explained budget impact of COMCAST increase beginning April 2023, followed with savings terminating COMCAST Agreement December 23.
 - Jose Luis requested Board approval to pay \$1,327.74 from SA 2 account (balance \$6,598.80) for purchase of window dressings (blinds) in both clubhouses (10 blinds total, 3 x pane sliders and 2 x pane sliders each clubhouse). VP motioned; Secretary seconded. **APPROVED**
6. **Management Report:** Outstanding detailed report. **ATTACH W/MIUTES**
 - Treasurer noted street signage on SW 92nd St must be rearranged and spaced to match other entrances.
 - President requested Ph and Chlorine buckets located by clubhouse 1 filter system be covered or removed, due to chemical exposure.
 - Timeline for COMCAST Termination Letter established: 9/12/23 Board final look and approval of letter; NLT 9/20/23 Termination Letter sent; NLT 10/01/23 Termination letter received by COMCAST.
 - L & C Royal Management will have oversight of termination sequence. Nayma will coordinate with Director-At-Large.
 - Effective immediately, sprinkler timers will be adjusted to 15 minutes through rainy season.
 - President reminded Manager to clean walls along SW 93rd Ter/SW 123rd Ct; SW 92nd St; SW 123rd Ave; then move inward.
 - Tree located at 12529 SW 94th Lane, will be removed following replacement of 9 Crape Myrtle trees, providing approximately 4,558 sq ft canopy at a cost of \$4,950.00 (Palm Works estimate 9, dated 3/27/23). Treasurer expressed concern with 9 trees providing 4,558 sq ft coverage. His estimate is 24 trees. Nayma will resolve this issue with Palm Works (tree to be removed within 2 weeks).
 - President made presentation dividing Kenlands community into thirds, as a reasonable approach to accomplish annual tree trimming. Boundaries are SECTION 1 – SW 125th Pl to SW 124th Ct; SECTION 2 – SW 124th Ct to SW 92nd Ter; SECTION 3 – SW 92nd

Ter to SW 91st Ter. One section will be trimmed annually, beginning with SECTION 1 in 2023. Trees will be trimmed to allow 3 years growth. Trees identified as “exceptions to trimming out of sequence” requires Board approval on a case-by-case basis.

7. Architectural Report: Reference Management Report

- President reminded everyone of 45-day requirement to process Architectural Change requests.

8. Members/Tenants Speak: 9135 SW 123rd Ave Ct

- Tree located on Common Property requires a trimming evaluation.
- Post located by SW 92nd St mailboxes (Cluster Box Unit) is down.

9. Old Business:

A. Emergency Tree Removal (2):

- 12529 SW 94th Ln: Remove after complying with M-D County mandate to plant trees with 4,558 sq ft canopy. Nayma has oversight.
- 12431 SW 94th Ter: Submit Arborist letter for tree removal to M-D County. Nayma has oversight.
- Tree Trimming: Manager prepare 3 proposals for trimming trees in SECTION 1, including trees located at 12341 SW 94th Ter and 9135 SW 123rd Ave Ct, for approval on May 9, 2023, Board Meeting.

B. KCHOA Rules and Regulations Rewrite:

- All inputs due this evening.
- President will coordinate for inclusion.
- Final draft will be sent to Attorney for approval.
- KCHOA Rules and Regulations scheduled for approval at May Board Meeting.
- May Board Meeting requires 14-day (4/26/23) community notification.

C. Clubhouses Window Dressings: Reference Management Report

D. Infrastructure: Reference Management Report

E. Sprinklers: Reference Management Report

F. Metal Fence Repair: Reference Management Report

G. Director-At-Large Report: Reference Management Report

H. COMCAST Exposed Cables: Member coordinated directly with COMCAST to resolve issue. **COMPLETE**

10. New Business: Fences: Secretary has oversight identifying fences requiring repair prior to contracting for community painting in 2025. Treasurer suggested to begin with fences identified in previous violations. VP will provide list.

11. Other: N/A

12. Next Meeting May 9, 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”!

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

call 786-908-7403 (mobile) or Email: lcroyal5@lcroyalmanagement.com

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