

KENSINGTON TAMPA PALMS HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

WEDNESDAY JUNE 29, 2022, AT 5:30PM
ZOOM

Board Members Present:

Keith Tolson
Jordan Bolton
Cory Mallory

Tina Sturdevant
Amy Perez

Neighbors Present:

Steve Sutton
Kim Price

BOARD MEETING

Meeting was called to order at 5:34 pm and a quorum was met.

-A meeting notice was sent out to the community by Cory and Jordan also posted information about the meeting on the sign by the exit gate.

-The March meeting minutes were approved by Keith and a 2nd was given by Jordan.

Manager's Report

- Cory reported No delinquencies.
- Operating Account balance \$44,454.88
- Reserve Account balance \$174,464.11

Cory also brought up the cyber security issue of sending the financial statements out through personal email. She suggested that going forward we should log onto our Unique Property portal, and she would have a link the board could click on to see these reports in the future. She will send out an email to the board when they are ready, so we know to look on the portal.

Old Business

- Proposed HOA Website:

Jordan is working on this and there have been some delays. He will email the board in a few weeks with an update.

- Amending/restructuring the Association Documents/Create HOA

Criteria:

Keith spoke to a land use attorney who informed him that if we restate what is currently in the by-laws then it is just an administrative issue. If we want to make changes, we should have an attorney draft one that is more in line with today's issues. This will cost more money and will require neighborhood vote of approval when finished. The attorney we used in the

past retired, but David Lopez was mentioned as the attorney to use. He worked with the firm Kensington worked with in the past. Keith was going to ask him to come up with some suggested changes we might want to make and to price making the changes.

-Proposed Landscape Project outside the gate:

We decided to table this for a later date.

We did discuss the need for the oak tree close to the light pole nearest the call box to be trimmed. I have asked Joe Laird for an estimate and have a call in to Independent Tree service to get a second quote. I also asked Joe to quote on replacing the two bushes that have been missing by the exit gate for almost a year.

Jordan commented on the new palm tree branches being way to low and needing trimming. Keith was going to mention that to the lawn service to keep trimmed.

-Coordination with TPOA regarding violation letters: Cory is going to reach out to TPOA to get clarification on how often they do inspections of the neighborhood, what the protocol is for violations and what the follow up/consequences is if the problem is not handled. She will let us know at the next meeting. The issues we are having with roofs tarped for 1 or more years and still not replaced, will hopefully be handled by TPOA and not become an issue for the board. We may need to add something about this to our new by-laws to clarify what is acceptable at the point of roof replacement?

New Business

-The property at 6445 has a lease agreement for 6 months. The current by-laws state all rental properties are to be for 12 months minimum. There have also been issues with the tenants parking commercial vehicles in the driveway and in front of the premises. The owner was contacted and informed that his tenants must comply with the HOA rules on parking. They seem to be doing a better job of parking the trucks in the garage. Cory was going to inform the owner that going forward all lease agreements should be for 12 months.

-Steve Sutton was having an issue with the gate not listing He and his wife's numbers separately. Cory feels that this is a programming issue that she can change. The problem could be when you both have the same last name the computer only wants to allow one phone number. Cory will work on it this week and get back with Steve.

-Keith brought up that doing the meetings by Zoom was much more convenient. The board discussed perhaps doing them all by Zoom except

for the annual meeting in November. Just something to consider going forward.

6:13 Meeting was adjourned.