

**KENSINGTON AT TAMPA PALMS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, March 4, 2025

MEETING VIA ZOOM

Board Members Present:

- Jordan Bolton
- Tina Sturdevant
- Keith Tolson
- John Matthews
- Jeanine Ernst

Homeowners Present:

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Property Manager Present:

- Cory Mallory

Notice of meeting was posted by exit gate on Sunday, March 2nd, at 4:30pm

BOARD MEETING

Board meeting was called to order at 6:01pm

Minutes from the November 2024, Board meeting were reviewed and approved.

REPORTS OF OFFICERS AND COMMITTEES:

Manager's report

- Income is over collected by \$301. We've underspent by \$1156
- 3 residents are behind on payments
- Current accounts are \$54,981 operating account & \$171,393 in reserve.

UNFINISHED BUSINESS:

- Fountain in the pond has been fixed, however someone has been messing with the timer. The maintenance company will come fix the timer and place a lock on the box. Timer will be set for: pump 11am-midnight and light 7pm-midnight
- Revitalization of HOA Documents is at the state office. Just waiting for approval.

NEW BUSINESS:

- One of the trees in the HOA common area beside 6402 is dropping several limbs. Since it's on HOA property ABM will give us a quote to trim it.
- Some of the magnolias in the easements around the neighborhood will need to be addressed in the coming years. Homeowners can replace them with another magnolia or with an approved tree of another type. Cory will check with ABM to see if they have suggestions for other tree types.
- The garage doors at 6416 don't match. The board approved new doors for the homeowner that matched the entry door, however only one has been replaced so far. Cory will send a letter after we confirm the 2nd door is still a different color.

Meeting was adjourned at 6:27