

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

Tuesday, November 18, 2025

MEETING VIA ZOOM

Board Members Present:

- Jordan Bolton
- Tina Sturdevant
- Keith Tolson
- John Matthews
- Steve Sutton

Homeowners Present:

- Kara Manis
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Property Manager Present:

- Cory Mallory

Notice of meeting was posted by exit gate on Saturday, November 15th, at 11:30am

Annual Membership Meeting

Membership meeting was called to order at 6:00pm

There were no seat up for election on the Board of Directors, however Keith resigned from the Board.

Jordan made a motion to appoint Steve Sutton to fill the open seat on the board. Tina was a 2nd and the motion was approved.

Budget finalization will be moved to the Board Meeting so the board can have further discussion about the proposed budget before approving it.

Annual Membership Meeting adjourned at 6:10pm

Board Meeting

Board meeting was called to order at 6:10pm

Minutes from the June 2025 Board meeting were reviewed and approved.

REPORTS OF OFFICERS AND COMMITTEES:

Manager's report

- Operating Account \$52,718.90 and Reserve Account \$175,509.38
- Under collected by \$1017.24 however we have underspent by \$11,130.67
- Approx. \$3353 in delinquent fees are due.

UNFINISHED BUSINESS:

- Streetlight reserve fund is being added to and the life has been extended.
- CDD will be doing a refresh of the entry to the neighborhood
- ABM will give a final quote to replace some hedges on the inside of the gate to give a uniform look with the exterior of the gate.
- Paver cleaning that was previously budgeted for will take place after the entry refresh
- Jordan will contact Jeanine about finalizing a Christmas Stroll for the neighborhood. Jordan will also email the neighborhood a reminder about Sgt. Kensington.

NEW BUSINESS:

- We have a large reserve that will rollover. This lead to questions about the HOA fees for the upcoming year. This rollover would allow for the HOA fees to drop however the board voted to leave the fees unchanged to avoid a significant increase next year when there would not be such a large rollover. Fees will remain at \$313/quarter.
- The Board will request quotes on street replacement/repaving to ensure we have a reserve fund that is adequately funded for that future expense.
- There will be approx. \$5,000 in excess funds that must be applied somewhere. Jordan made a motion to apply it to the streetlight fund so that we can meet the target amount sooner. Steve 2nd the motion and it was approved.
- Mrs. Manis (homeowner from 6418) addressed the board about a lack of clarification in the process regarding potential changes from tile to shingle roofing. The board discussed the lack of clarification in the documents and it was decided that there will be an attempt to put forth more concrete rules for the community moving forward.
- The board voted to approve officer positions for the board members as follows:
President: Jordan Bolton
VP/Treasurer: Steve Sutton
Secretary: Jeanine Ernst
Members at Large: Tina Sturdevant and John Matthews
- The next board meeting will be March 10th at 5:30pm
- The Board will begin working towards addressing the roof replacement clarity, road reserve fund, as well as look at potential sidewalk issues before the next board meeting and will provide an update at that time.

Meeting was adjourned at 7:09