

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

Thursday, June 26, 2025

MEETING VIA ZOOM

Board Members Present:

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

Homeowners Present:

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Property Manager Present:

- Cory Mallory

Notice of meeting was posted by exit gate on Monday, June 23, 2025

BOARD MEETING

Board meeting was called to order at 6:10pm

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

REPORTS OF OFFICERS AND COMMITTEES:

Manager's report

- 1 resident has a delinquent account
- Financials. KHOA overspent by 3066.73 due to trees and the legal fees incurred by preservation of KHOA documents (see Financial Budget vs. Actuals sheet)

UNFINISHED BUSINESS: None

NEW BUSINESS:

- Landscaping issues. Jordan to email the neighborhood asking residents to attend landscaping that needs a refreshing due to our circle being 30 years old and is no longer up to KHOA standards.
- State of the gate landscaping/irrigation. Cory is addressing current and new landscaping with ABM and Floragreen.
- Meeting broke agenda (Tina to step away) to discuss Christmas decor storage currently in Nanula's garage. 3 large storage tubs and a stack of 4 wreaths. Jordan will add this request to his neighborhood email asking if anyone has room to store these items during the year. If no volunteers, the board agreed to get rid of current décor items and have Cory get company bids to hire out the entrance holiday décor starting this Winter.
- KHOA paper directory was board approved, and Jeanine will continue to work on getting information back from each household to be able to contact each other for emergencies and social use only. An email will be sent to the neighborhood.
- Welcome Wagon committee being reinstated. Jeanine will chair pro tem. Jordan will include in his email an invitation to anyone who wants to sit on this committee or chair it.

- Holiday Stroll Committee. The Dec 2024 event was a well-attended success, and we are looking to continue the tradition in 2025. Goal is to expand back to the KHOA traditional progressive dinner evening with 3 homes versus the one of last year. No sit-down dinner but 1. heavy hors d'oeuvres; 2. soups and salad small plates; and 3. dessert and coffee. Jeanine will chair pro tem. Jordan will include in his email an invitation to anyone who wants to sit on this committee or chair it.
- Cleaning of pavers. Cory got a bid that the board thinks is fair but she is resending to board to allow Keith and Tina a chance to weigh in tomorrow.
- Painting of gates. Cory got a bid that the board thinks is fair but she is resending to board to allow Keith and Tina a chance to weigh in tomorrow.

ANNOUNCEMENTS: Next board meeting is the annual meeting 6pm, November 18, 2025.

ADJOURN: Jordan motioned to adjourn the meeting at 6:52pm. John Matthews seconded the motion. None opposed.