

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

Tuesday, June 18, 2024

MEETING VIA ZOOM

Board Members Present:

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

Homeowners Present:

- 
- 

Property Manager Present:

- Cory Mallory

Notice of meeting was posted by exit gate on Sunday, June 16th, at 4:45pm

**BOARD MEETING**

Board meeting was called to order at 5:34pm

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

**REPORTS OF OFFICERS AND COMMITTEES:**

Manager's report

- Income is under collected however we've underspent by ~\$2565
- 5 residents are behind on payments

**UNFINISHED BUSINESS:**

- The gate call box was able to be accessed via the MyQ app by a resident. Jordan will check into how that is done so that other residents can do the same if they so choose.
- Fountain in the pond needs to be replaced (pump and motor) at a cost of \$5574. Keith made a motion to approve and Jordan 2<sup>nd</sup>.. board voted to approve the cost
- House Bill 1203 becomes law in July. It has requirements for associations over 100 homes, however our association may be subject to the requirement that board members have 4 hours of continuing education each year. We will continue to monitor to see if that proves necessary.

**NEW BUSINESS:**

- There is an open seat on the board. Jordan made motion to appoint John Matthews to the vacant seat. Keith 2<sup>nd</sup>. Board voted to approve
- Keith and Tina will go through the association documents to find any necessary changes so that we can renew them before the 25 year requirement kicks in. Follow-up will be via email with entire board once they have suggested changes.

Meeting was adjourned at 5:46