

KENSINGTON TAMPA PALMS HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

Tuesday, September 20, 2022, AT 5:30PM

ZOOM

Board Members Present:

Keith Tolson

Tina Sturdevant

Jordan Bolton

Amy Perez

Cory Mallory

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. Jordan also posted information about the meeting on the sign by the exit gate.

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

Manager's Report

-Cory reported No delinquencies.

-Operating Account balance \$44,163.14

-Reserve Account balance \$175,312.18

Unfinished Business

- **Proposed HOA Website:** Jordan informed us that the website was up and running well. His plan is to put the neighborhood roster on the website and it would be password protected. We discussed the need to update the roster and asked Cory to be sure that the newer owners were listed. Many of us would like for the roster to include phone numbers. Currently it shows owners but not renter's names. Jordan mentioned that we may need to have an opt out option for anyone who doesn't want their name included in the roster.
- This conversation brought back up the need to have a social committee to welcome families and plan parties separately from the board. No direct action was decided on how to recruit this committee.
- **Amending/restructuring the Association Documents:** Keith reported that the land use attorney suggested spending the money to have an attorney flag any issues and make a recommendation on what newer communities are putting into their documents. Cory will reach out to David Lopez to get pricing from him and see if he can assist with this project.
- **Proposed Landscaping outside the gate:** Since Nancy was not available, we decided to table this discussion.
- **Coordination with TPOA regarding violation letters:** Cory spoke with Brian and was told that there are no

scheduled inspections. We asked Cory to reach back out to see if they would copy us when there were 2nd and 3rd notices for the same violation. We also wanted to know who had been fined and if there were any repeat fines for the same offense. The board was trying to figure out what leverage TPOA has to get the situation like 15703 Cheston Ct., to take care of their roof replacement.

New Business

- We discussed what should be added to next years budget. The board wanted to add money for new Christmas decorations. Also budget for our new Covenant documents. We wanted to price getting a camera for the front gate. Also, we would like to have the gate company look into increasing the range for our gate. Jordan and Keith thought there was a relatively inexpensive fix for this. Cory will discuss with the gate company.
- Cory/Jordan will also work on an email to the residents to explain the new website and its features. Jordan can add a Gate Information link on the website that will discuss gate issues and how to resolve them. This email may be a good time to ask for volunteers to head up a social committee!

A motion was made by Tina to adjourn the meeting. Jordan 2nd that motion. Meeting was adjourned at 6:04 PM.