

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

TUESDAY MARCH 29, 2022, AT 5:30
COMPTON PARK RECREATIONAL CENTER

Board Members Present:

Nancy Metzger Tina Sturdevant
James Tolson Jordan Bolton
Wil Alvarez

Neighbors Present:

Jeanine Ernst Amy Perez

BOARD MEETING

Meeting was called to order at 5:38 pm and a quorum was met.

-The November meeting minutes were approved.

-Amy Perez was voted onto the board as a Director.

-Tina asked Jordan if he would be willing to take on the sign that is posted next to the exit gate before meetings. He agreed that he would store that and put it out as needed.

Manager's Report

-Wil reported No delinquencies.

-Operating Account balance \$46,653.41

-Reserve Account balance \$181,042.95

Old Business

-Landscape update inside the gate. Joe finished the work near the new palm trees. He still needs to put in sod, and we need to confirm that all sprinkler work is complete. It was suggested that we pay ABM but follow up with an email about the sod installation. There was also a question about the dead hedges along the wall that Steve had wanted replaced. Tina will look and let Corey know if that still needs done.

-The sidewalk replacement was completed, and payment was approved.

-Nancy was going to contact a gate company about the iron work needed on the new landscape project on the outside of the gate. She will also pursue a company to do the work, however, we all agreed this could take time.

New Business

-Jordan has started on the web site. The plan is to have frequently asked questions and forms needed for approval to update your property. It will also cover social updates/events. The only part under password would be the neighborhood directory and board minutes.

-Jeanine Ernst was present to take on updating the printed version of the neighborhood directory. She will be gathering all information and has agreed to be the welcome committee for new families to the neighborhood. The board approved paying to print the directory.

-James reported that he is working on the wording for the back wall improvements and will send out when complete.

-Wil brought up that it would be a good idea to go ahead and re-do the neighborhood covenants before the 30-year deadline. James will check with an attorney to discuss.

-We discussed protocol for approval of information in email chains. We will require 3 approvals; after that there is no need to respond to the email as it is considered approved.

-The question of properties in need of visual repair was discussed. TPOA is responsible sending letters, however, some eye sores have gone on too long. Nancy will contact TPOA to see if we can get some clarification on how to move forward.

-At 6:22pm a motion to adjourn the meeting was proposed by Tina and seconded by Jordan.