

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

Tuesday, December 12, 2023

Compton Park

Board Members Present:

- Tina Sturdevant
- Jordan Bolton
- Nancy Metzger (via phone)

Property Manager Present:

- Cory Mallory

Homeowners Present:

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Notice of meeting was posted by exit gate on Sunday, December 10th , at 11:45am

BOARD MEETING

Board meeting was called to order at 6:02pm

Minutes from the September 2023 Board meeting were reviewed and approved.

There was not a quorum of homeowners so no election or annual meeting was held.

Tina made a motion for Jordan to remain as president of the HOA. Nancy was a 2nd to the motion. Assignment of other officer positions will take place later when all board members are able to weigh in. Nancy is resigning from the board effective at the end of this meeting.

REPORTS OF OFFICERS AND COMMITTEES:

Manager's report

- 4 homeowners are delinquent on assessments.
- Collections are just under budget but still have a month remaining
- Expenses are under budget

UNFINISHED BUSINESS:

- **Entry Gate**

The issue with the gate not working at night seems to be resolved. A theory that the LED bulbs pointing up the wall toward the antenna could be causing interference proved true. Jordan will check into getting those bulbs replaced with incandescent after the holidays.

NEW BUSINESS:

- The 2024 budget was approved.
- Future meetings will take place in March, June, & October via Zoom.

The meeting was adjourned at 6:13pm