

Kenwood Greene Board Meeting Minutes
Cincinnati Kitchens Showroom
September 29, 2025

Present: Ken Brewsaugh, Kevin Stanford, Ying “April” Li, Alok Prakash
Also Attending: Doug Campbell, Beth Campbell (Premier Property Management)

6:06 PM: Ken B. called the meeting to order.

Appeals

1. Unit 45 — Xiaowen Hong — Unapproved decorations. Board agreed to waive fine if owner removes signs.
2. Unit 10 — Nitin Garg — Improper Sign. Board agreed to waive fine if owner removes sign.
3. Unit 82 — Katherine Pivor — Used doggie bags piled up on patio. \$100 because of a previous warning and \$50 fine. Appeal denied.

Minutes

On Alok’s motion and April’s second, minutes for 25 September 2025 minutes were unanimously approved as submitted.

Financials

- **Income and expense review (Operating Budget)**
 - Reviewed and discussed
- **Transaction Report**
 - Reviewed and discussed
- **Balance review**
 - Reviewed and discussed
- **Reserve Account**
 - Reviewed and discussed
- **Delinquencies**
 - Reviewed and discussed
- On Kevin’s motion and April’s second, financials for August 2025 were approved as amended by unanimous voice vote.

Activity Report

- Reviewed and discussed

Old Business

1. PPM New Contract — Board will provide feedback before October meeting or it will be in force as is.
2. Landscape Maintenance Berm Irrigation — Still working on getting quotes.

New Business

1. Unit 31 — Seasonal sign approvals was requested. Board approved the fall sign by unanimous voice vote. All future signs will need to be submitted as well.
2. Budget Review — Ken moved to accept the proposed 2026 budget submitted by PPM. Kevin seconded, and the motion passed on unanimous voice vote.

Open Discussion

1. Cincinnati Pools — Quality issues being addressed
2. Groundskeeping issues / complaints submitted by Unit 63 owner-occupant Noelle Polisso

Action Items

1. PPM will provide financials to owners at least 30 days prior to Annual Mtg
2. Board and PPM to review template of Snow Emergency Plan
3. Board to review PPM proposed revised contract
4. PPM to add column headers to Cash Flow by Transaction report as discussed

Adjournment

- Next Board Mtg 27 October 2025 6:00 PM at Cincinnati Kitchens Showcase
- Motion to adjourn by Ken, seconded by Alok, passed unanimously. Mtg adjourned at 8:42 pm