

**Kenwood Greene Board Meeting Minutes**  
**Cincinnati Kitchens Showroom**  
**February 24, 2024**

Present: Ken Brewsaugh, Kevin Stanford, Yang “April” Li, Brad Babiak, Alok Prakash

Also Attending: Doug Campbell (Premier Property Management)

6:05 PM: Ken B. called the meeting to order.

**Appeals**

1. Unit 43 — Carolyn Montgomery — Fine for garbage violations. Voted to waive fine.

**Minutes**

On Ken’s motion and Brad’s second, minutes for 27 January 2025 minutes were unanimously approved as printed.

**Financials**

- **Income and expense review**
  - Reviewed and discussed
- **Transaction Report**
  - Reviewed and discussed
- **Balance review**
  - Reviewed and discussed
- **Delinquencies**
  - Reviewed and discussed
- On Ken’s motion and Kevin’s second, financials for January 2025 were unanimously approved with changes.

**Activity Report**

- Reviewed and discussed

**Old Business**

1. Skimmer Tiles—have one quote for 10K (Cincinnati Pools); other requested vendors need to see the pool (which is currently covered)
2. Dryer Vent Repairs — ongoing. Board requested status of which Units’ work remains
3. Snow Emergency Plan — Kevin sent a starter document to the Board and PPM for comments
4. Investment of \$100,000 from our Reserve Account — per PPM US Bank is maxed out; Ken will investigate other options.

## **New Business**

1. Unit #66 — Bill Mitchell is handling
2. Roofing 2025 — new plan from Mid-Miami received; board to review
3. Water Line Break Courtyard C — paying Michelle (Unit 48) to pressure wash the parking lot. Rich to repair column support.
4. Dumpsters—get to the back doors of dumpsters? — no action taken
5. 2025 Rules & Regulations Revisions
  - a. 3.2.9.1. Restriction to one car per licensed driver per unit—proposed by Ken; seconded by Kevin; passed on unanimous voice vote
  - b. 3.4.1. Extension of pool hours to 10 PM—proposed by Ken; seconded by Kevin; passed on unanimous voice vote
  - c. 3.5.2.1. Definition of all non-owner-occupied units as rental units—proposed by Ken; seconded by Kevin; passed unanimous voice vote

## **Open Discussion**

1. NA

## **Action Items**

1. PPM to move \$9,337.04 from Operating Budget to Reserves on top of regular monthly transfer (forwarded from Jan 2025 minutes)
2. PPM to confirm Unit 80's payment of NSF charges
3. Ken to investigate more favorable investment options for \$100,000 from Reserves
4. PPM to send current Delinquencies report Fridays before Board meetings
5. PPM to sent final Lien warning to unit #79
6. PPM to report on remaining dryer vent repair work
7. Board and PPM to review template of Snow Emergency Plan
8. PPM to actively engage Delinquent owners in pursuit of resolution

## **Adjournment**

- Next Board Mtg 31 Mar 2025 6:00 PM at Cincinnati Kitchens Showcase
- Motion to adjourn by Kevin, seconded by April, passed unanimously. Mtg adjourned at 8:40 pm