

Kenwood Greene Board Meeting Minutes

Cincinnati Kitchens Showroom

November 10, 2025

Present: Ken Brewsaugh, Kevin Stanford, Alok Prakash, Brad Babiak

Also Attending: Doug Campbell, Beth Campbell (Premier Property Management)

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

Appeals

1. Unit 80 — Susan Sexton — **Nuisance and parking in roadway. Board voted to waive the \$200 fine**
2. Unit 75 — Berlee Willig — **Disturbance, backing into parking.** Board voted to waive the \$1600 fine
3. Unit 8 — Manisha Das(?) — **Improper house number** — owner did not show up

Minutes

On Ken's motion and Alok's second, minutes for 29 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
 - Final letter and lien for Units 8 and 42
- On Kevin's motion and Ken's second, financials for September 2025 were approved as amended by unanimous voice vote.

Activity Report

- Reviewed and discussed

Old Business

1. TBD

New Business

1. Unit 80 — resolved in appeal above
2. Poo Print Cost Increase — from \$50 to \$75, that cost + \$10 processing fee is passed on to resident. New cost for a “failed” DNA test is \$300.
3. PPM Contract — In absence of vote, PPM new contract became in-force as of 01 November 2025.
4. Insurance — Can change policy renewal to October—September with no penalties/fees
5. Schill revised 2026 contract — read into minutes that revised contract was approved by the Board
6. Cincinnati Pool Management — Board believes CPM has not dealt honestly and ethically with us. We will explore our options.

Open Discussion

1. TBD

Action Items

1. Board and PPM to review template of Snow Emergency Plan

Adjournment

- Next Board Mtg TBD at Cincinnati Kitchens Showcase
- Annual Condo Owners Meeting Tues 18 Nov 2025 6:30 PM at deSha’s Cincinnati
- Motion to adjourn by Ken, seconded by Kevin, passed unanimously. Mtg adjourned at 8:30 pm