

Kenwood Greene Board of Managers

Meeting Minutes

May 18, 2026

Call Meeting to Order at ____ 6:00 PM ____.

Board members in attendance: Brewsaugh ____ Babiak ____ Stanford ____ Li ____ Prakash ____

In attendance for PPM: Doug Campbell ____

Appeals

Unit 41 – **Won Appeal, not requiring the affidavit to be signed, remove fine associated with invalid renter**

Unit 51 – **Split bill if owner agrees to put in backflow preventor**

Reports

Review March 30th Meeting Minutes - **Approved**

Financial reports review

1. Financials review - **Approved**
2. Transaction Reports - **Approved**
3. Balance Review - **Approved**
4. Reserve Account - **Approved**
5. Current Delinquencies - **Approved**

Review of the Activity Report

1. Activity Report - **Approved**

Old Business

- Affidavit - **Complete**
- Unit # 41 - **Complete**
- Door Jam/Frame Painting – Weather Dependent
- Dryer Vent Repairs ongoing – **All but 2 done**
- Pool Repairs - Weather Dependent

New Business

- Violation letters wording and warning letters vs fine letters – **Table until next meeting**
- Playground inspection results – **Look at with Spring Walk through**
- Schedule Spring Walk Through – **Send Ken some dates**
- Inspect Patios - **Look at with Spring Walk through**
- Altafiber Upgrade
- Civil Engineer – Presidents Manual – **Send Ken Info**

Open Discussion

Why Debbie \$125.00 per week now

8 send violation letter – in violation of rental rules , 10 days to correct or a fine will be placed

Check lock on Pool gate and remove bike lock

All LLC's – personal guarantee

80-81 dispute – Leave alone for now

Anything over \$900 dollars send Final Lien Letter

Do not fine for long term residents with no Census Form

Adjourn Meeting

Monthly Meeting Schedule

May 18th, 2026

June 29th, 2026

July 27th, 2026

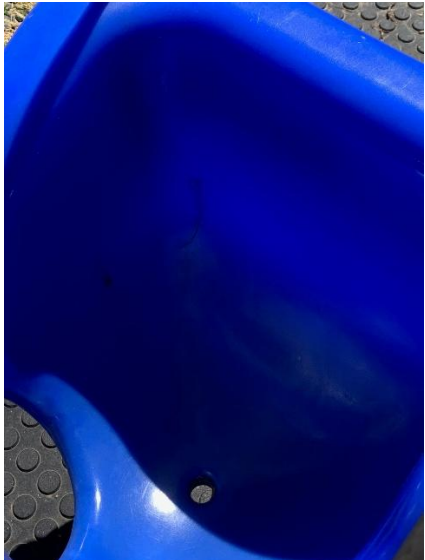
August 31st, 2026

September 28th, 2026

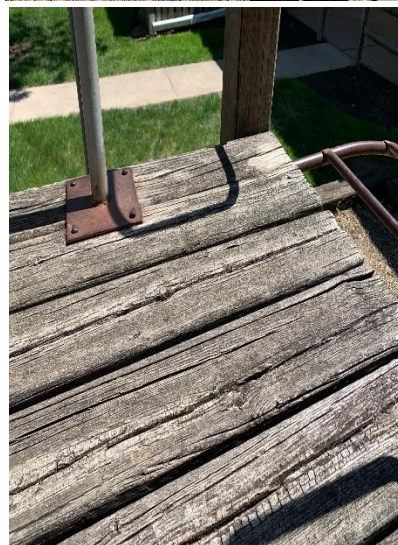
October 26th, 2026

November 19th – Annual Meeting

Pics of playground behind Ctyd D...



Pics from middle playground by B/C





All playground equipment could stand a good cleaning