

**Kenwood Greene Board Meeting Minutes**  
**Cincinnati Kitchens Showroom**  
**June 29, 2026**

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

6:08 PM: Ken B. called the meeting to order.

**Appeals**

1. NA

**Minutes**

On Kevin’s motion and Ken’s second, minutes for the 18 May 2026 were reviewed and unanimously approved, with all decisions made at that time retroactively approved by the quorum present today.

**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
- PPM follow-up questions:
  - Exp-Admin>Cameras/Pool Phone are over YTD budget with May Actual 769 vs 514 — why?
  - Same for Exp-Pool>Daily Operations
- On Kevin’s motion and April’s second, financials for May 2026 were approved by unanimous voice vote.

**Activity Report**

- Reviewed and discussed

### **Old Business**

1. Door Jamb / Frame Painting — minor changes to be made in 2026 painting program — waiting for weather to change
2. Dryer vents — repairs and replacements ongoing, need access for the last ones

### **New Business**

1. Violations letters wording and warning letters vs fine letters—tabled to next meeting
2. By-Laws Section 5.7 — Unit 36 owner has requested 10 years of outside audits—PPM has responded to the bank directly
3. Schedule Spring Walk Through—tbd next week
4. Civil Engineer — President's Manual — PPM has sent a name to Ken for review and the Board's approval
5. Roofing — Board requested PPM get current status report from Mid-Miami Roofing

### **Open Discussion**

1. Improved communication and follow through discussed w PPM

### **Action Items**

1. PPM to create Snow Emergency Plan
2. PPM to review budget items listed above

### **Adjournment**

- Next Board Mtg 6:30 PM 27 July 2026 at Cincinnati Kitchens Showcase
- Motion to adjourn by Kevin, seconded by Alok, passed unanimously. Mtg adjourned at 7:52 pm