

Kensington Estates Homeowners Association, Inc.

1471 Olde Kensington Lane
Deltona, Florida 32725

Merry Christmas and Happy New year neighbors! Here are the minutes from our board meeting on 12/10/25.

The Minutes!

- **Role call :** John, Martha, and Ricardo attended.
- **Reading of previous meetings minutes:** John moved to skip, we agreed
- **Financial Report:** I advised the board that I would be completing the 2025 Financial report near the end of the year and sending out with the minutes.
- **The main conversation:** I had submitted our draft to Helena Malchow, our lawyer, and she gave some suggestions and explanations of what needed to stay in our C & R's as well as what we should do. The board went over the full draft, and I have revised and uploaded the proposed Amended and Restated Covenants and Restrictions to our website at <http://www.thekensingtonhoa.com> for you all to review under the "Governing Documents" tab.

Financial Report:

After a few last-minute expenses of the year (Christmas Lights, lawyer payments, and lawn care fees) have cleared, I have finally finished the report except for the check reimbursing Martha for more stamps and copies for this mailing as well as one pending charge for our lawyer. Please see attached. While the financial report is necessary to send out to the community, something about financials doesn't feel appropriate to post on the website. I will have copies of it available at our community meeting.

The Amended and Restated Covenants and Restrictions, summarized:

What you can review on the website is the culmination of a year of learning the rules of HOA per FL Statute, what we can and cannot enforce, and what rules should reflect a community that wants minimal intrusion from their HOA. What you'll see is the original documents with the current amendments woven into the covenants and restrictions, but any stricken wording will be ~~crossed out~~ and new wording will be **bold and underlined**. You'll notice there may be ~~full sections crossed out~~ as well as **full sections added in**.

Please review these on the website, as we do not want to make the 32 sixteen page copies to mail out – however if passed we will provide a printed final version for everyone. If you do not have access to the website, you can call me at 803.320.1871 and I'll be happy to provide you with a copy.

At the meeting, we will put this up on the screen and go through it with everyone with the ability to answer questions and make changes if needed. This is a final draft but still a draft. We need 20 Votes to pass this as our new covenants and restrictions, so

please plan on coming to the meeting or at the very least providing your proxy to someone you trust (enclosed).

The agenda of the Community Meeting on January 17th, 2026

The meeting is from 1:30 – 4:00 pm in the auditorium at the library. Please be on time, as we are going to have our lawyer Helena present for explanations and other questions. With that said, here's our agenda for the meeting

- 1:30 pm – 2:00 pm
 - Role Call
 - Minutes of last year's meeting (hopefully someone moves to skip)
 - Financial Report
 - Dues Recommendation (\$150 for 2026)
- 2:00 pm – 3:00ish pm
 - The reading and possible editing of the proposed amended covenants and restrictions with Helena Malchow. She charges by the hour, so hopefully we get done within the hour.
 - If not passed, we continue with our current covenants and restrictions, but we must send a letter to the community stating "As of this date and moving forward, we must begin enforcement of all current rules. Anyone doing something against the rules prior to this date is grandfathered in and cannot be penalized." We have some dumb current rules, so I do hope we get this passed.
- 3:00ish pm – 4:00 pm
 - New board elections (2026 should be way less intensive than 2025, come join!)
 - New business / suggestions from the community
 - Discussion of what to do about the ugly bushes, whether to turn the sprinklers on afterwards



12/27/25

Ricardo Cook, President