

Kensington Estates Homeowners Association, Inc.

1471 Olde Kensington Lane
Deltona, Florida 32725

Greetings neighbors, here are the minutes from the board meeting held on 11/5/25. This is a short one, but important.

1. Attendance:

- a. We had 4/4 board members attend, as Carlos had resigned from the board.
- b. As he is still a member of the community, Carlos still attended the meeting.
- c. I do apologize for not emailing out a reminder that the meeting was happening, but this date was not changed from the meeting minutes previously sent out.

2. Discussion:

- a. This meeting was pretty simple in agenda – the board went through the covenants and restrictions, simplifying and rewriting them to the needs and nature of our small community.
- b. These changes were sent to our lawyer for revision and legal phrasing, and will be available for us to review at our next meeting December 10th. The idea is that if these new rules are satisfactory, we will make them available for the community to review prior to our **Annual Community Meeting** that is currently set for January 17th. That's the date we believe will work as of this writing, but will be confirmed on the next minutes after the December 10th meeting.

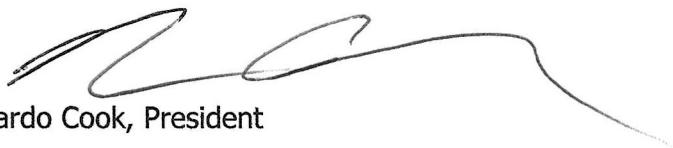
3. Other news:

- a. The website / domain has been transferred from Ralph's server where it was created, and I've created a separate Kensington Estates gmail account that was used to create a new GoDaddy web account, so that it can be shared with future board members should the need arise.

4. Financial:

- a. While we didn't discuss any finances at this meeting, I am planning on having the financial year 2025 report reviewed and sent out along with the new Covenants & Restrictions next meeting.

And that's all for now! Keep your eyes peeled for any changes to meeting dates, but as of this writing our next HOA meeting will be on Wednesday Dec 10th at 7:00 pm.



---Ricardo Cook, President