

Kensington Estates Homeowners Association, Inc.

1471 Olde Kensington Lane
Deltona, Florida 32725

Greetings neighbors, here are the minutes from the board meeting held on 8/2.

Apologies for the delay, we had some questions for our attorney that we wanted answered and included in these minutes and for that reason we held off on sending them shortly after the close of the meeting.

1. Attendance:

- a. We had 3/5 of our board members in attendance on 8/2, Ricardo, Martha, and John. Kelly and Carlos could not make it for last minute family circumstances.
- b. No one from the community joined. However, I did get feedback from several neighbors that they appreciated a sign being posted. I will make the writing bigger next time – but the point is to draw more people to the website for details in case it's easier to connect online.

2. Dues:

- a. 5 out of 32 lots have yet to pay their dues. If you are one of these homeowners you'll have a separate 3rd / final notice in your envelope. Also, I'll be coming around or calling you to discuss arrangements. Per FL statutes, the HOA has the right to place a lien on your property for unpaid dues. Please go ahead and pay, no one wants to go through that.

3. Discussions

- a. Lawyer Q & A: As discussed in our January meeting, this year we really wanted to finally clean up / modernize our HOA Covenants & Restrictions. Through the year we have been learning what an HOA can do to enforce rules that have been voted on and upheld (for example, rental amendments). While we did want a lawyer present for this meeting, our attorney does not attend meetings on Saturdays. However, regarding renting, dues, fines, or anything else, **we are coordinating an hour-long Q & A session with the attorney at our next meeting on Wednesday, Oct. 1st at 7:00 PM.** This is the working date as of this writing. If it must be rescheduled, that rescheduled date will be on the website and on the sign that I place at the entrances to our community within 15 days of the new date.
- b. Covenant Cleanup: The board found out that the rate for legal review in the assessing of new documents is \$275/hr. We are tasked with writing up a clean, legally reviewed draft of the new covenants & restrictions prior to January 2026 so that we can produce and use those moving forward. Reminder, this is one of the 2 main reasons we voted in January to temporarily raise dues to \$250. The goal is to update any remaining rules from the time of the builder that have not already been amended, review that they are compliant with the latest HOA FL Statute changes that passed 7/1/24, and introduce a section regarding a fining committee, something we learned about in our required 4 Hour HOA training.

c. *Rental Discussion / Introducing the idea of a fining committee:* Martha investigated the historical records of homeowners and found which owners have lived here before the 2004 No Rentals Amendment had passed. At this time, we have 66% of those owners still living in Kensington Estates, and to the best of our knowledge, the few homes that were rented from 2004 – 2023 were by owners who purchased their home prior to this 2004 amendment. At this time, we have nothing in our covenants and restrictions to enforce ANY rule outside of dues should any homeowner break one of the HOA rules. In our 4 hour course, we learned that an HOA Board also cannot enforce rules via fines or other means themselves, but a fining committee must be created using members of the community that are not a part of the board. We will try to clarify how to create a fining committee as part of our discussion with the lawyer during the Q & A Session.

d. *Landscaping:* At the last meeting, it was brought to the boards attention that River Pines landscaping company was interested in taking over the front entrance way on a per visit fee schedule. I reached out to River Pines and asked for an official quote to bring to discussion, but never heard back from them in writing. I also received a quote from Alimonti Farms landscaping, which we did discuss, as his quote was both for general upkeep of the front as well as an overhaul of the front area. I had not yet discussed these quotes with Diamond Landscaping, our current provider, to give him an option to match. If we do, I would try again in obtaining a quote from River Pines or another 3rd company.

I should mention, the board was not looking for these quotes, but they were happily received and discussed to further the idea of the reconstruction of front entranceway. When we discussed the budget for this year, remember that at our annual meeting, I proposed \$150 for the bare minimum in dues, \$250 for either the legal fees or simply replenishing or simply replenishing our savings, and \$350 to also tackle the front entrance. We decided on \$250, and so the front entrance is something for the future, possibly next year.

Martha informed us of a \$500 grant available through the West Volusia Audubon to purchase native plants for the beautification of areas (such as HOAs). We have several folks in our neighborhood that have a knack for design and landscaping, and if this is something you are interested in submitting a design for, please contact Martha Rogers at mrogers386@gmail.com. We are interested in perhaps getting a group of volunteers next spring to tear out those bushes and do something else. If we can get free money for the materials that would be an added bonus. This is going to be an ongoing conversation to be revisited in the Annual Meeting in January, as this would be a good 2026 project.

e. *Technical Expenses:* Up to this point, we had been using the Free 40 minute Zoom links. We voted to just purchase the Zoom pro version for unlimited meeting time for the year.

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 Oct 1st at 7:00 pm.

---Ricardo Cook, President



8/29/25