

Kensington Estates Homeowners Association, Inc.

1471 Olde Kensington Lane
Deltona, Florida 32725

2025 Meeting Minutes

1/20/25

Greetings neighbors!

Thank you to all who attended our meeting. Here are the minutes, in order with the agenda.

1. Attendance/Roll Call

- a. We had 16 households present bringing among them 8 proxies for a total of 24 households represented, 81% of the community.

2. Proof of 2024 minutes / reading of the minutes

- a. Joey Cruz motioned that the minutes be read and we move on, plenty of seconds, and so we moved on. The 2024 minutes can be found on the HOA website (Soon to be updated) at <http://www.thekensingtonhoa.com>.

3. Officer Reports

- a. The financial report was sent to the community roughly 10 days prior to the meeting. The following questions were addressed:
 - i. "The quotes you received so far for the replacement backflow assembly seem very high [speaking of my first two quotes for \$800 and \$1185], it seems one of us could just get this done for much less."
 1. My Response to this is that if the city is asking for something to be done and needs to be then certified by the city, it needs to be done by a professional licensed plumber.
 - a. *Further info that I didn't have handy at the meeting:*
My first quote from Four Town Plumbers for \$800 also came with a photo of the part that's necessary and it's amazon price of \$451.55 [*for reference, this is Zurn Wilkins 34-975 XL 3/4"*]. The extra money is both the labor charge and the certification with the city. My second quote is from First Quality Plumbing & irrigation of Orange City, and they also mentioned the Zurn Wilkins backflow part as being the standard. \$1185.

- ii. "The pressure washing charge for ~\$200 is awfully expensive, did you get quotes for that?"
 - 1. I did get one quote for it, and the quote was between \$700 - \$1000. I likely would have given up on the pressure washing completely, as the main cause for an expense was the broken pipes and leaking sprinkler heads. JCT Outdoors LLC has done a lot of great work with my irrigation system for consistently hundreds less than other companies. He offered to power wash the walls as well as the entrance area section of fence that had a lot of spots all over it for that extra money. He used my pressure washer to do so.
 - a. *Further context* – Pressure washing the walls was previous board member Heather Mosca's idea. We were investigating this at roughly the same time the pipes started leaking, which became the bigger issue. JCT offered a 2 birds, one stone solution.
 - b. This conversation also prompted a reminder from Sonia T. that the fence is owned by the neighbor, and we should not have done anything to it without neighbors' permission. That was noted, and yes, will remember that if it comes up again in the future.
- iii. "There seems to be a bigger charge in those days from the water company, likely from the leak. You can go get that adjusted if it's deemed the reason for the large charge. Have you tried that?"
 - 1. I had not done so, will see if it's still something available now that it's been 6 months.
- iv. "The website hasn't been updated since last year, why are we paying for this? Do we even need to have this, since our covenants and bylaws are with the city?"
 - 1. 2 part answer – to address the lack of updates, it's because I have yet to obtain the password from the current administrator Ralph T.
 - a. *After the meeting, I spoke with Ralph – his current business is also run by the same account with the password which is why he hasn't provided it to me. We are working to transfer the website to a new account or making other changes to be able to update the website regularly.*
 - 2. Having the bylaws, covenants and restrictions on an easily accessible website has proven to be beneficial when dealing with Realtors or any other entity with a need for finding this information. When it does come to the community and the legal reasons to post or provide knowledge of future meetings and such, the website is a great resource. While I can apologize for not following up with Ralph sooner to get

this updated regularly, it's still something that should be maintained.

- a. Kelly Pisciotta added to conversation stating that having the HOA rules on the website saved them as well in a personal matter, as they never received a paper copy of Covenants and Restrictions when moving in several years ago.
- v. "\$150 for landscaping that small area seems incredibly high. Can we look to see what else is available, including having neighbors take turns in keeping the grounds?"
 1. The answer is yes, we can always look at alternatives at any time. There's no contract with Diamond Landscaping to keep them for any specified period. However, of the 3 bids considered for that plot of land, the three were very similar, suggesting that \$150 at the time was the going rate for most landscape companies. Our previous landscaper charged \$80 per month but was hired several years ago when that was the going rate. I think the key here will be consistency. But the 2025 board will look at this topic.

4. 2025 Kensington Estates Officers

- a. Of the 2024 HOA officers, Ricardo Cook and John Martin have offered to remain, and Martha Rogers has offered to remain only if needed.
- b. Kelly Pisciotta and Carlos Randulfe are new volunteers.
- c. With these names, the community was asked if there were any objections to any of these names.
 - i. Doug M. raised the concern over Carlos not physically living here, which was responded with precedent that it is not necessary to physically be here, any homeowner can offer to be on the board.
 1. Precedent being Heather Mosca, previous member, who lived in Long Island the majority of the year while transitioning back to FL.
 2. The community agreed living here was not a requirement so long as you were a homeowner, and in a show of hands vote the 5 members were approved to be the 2025 Kensington Estates Board of Directors.

5. Unfinished Business / New Business

- a. **The Updating of the Covenants and Restrictions:** For the last several years, boards have either tried, or at least brought up the need for updating the covenants and restrictions. Ricardo spoke of the fact that outside of nonpayment of dues, there is nothing in the bylaws, covenants, or restrictions that give the board any way to enforce any violation that may occur in the community. The charge for the 2025 HOA board is to research what is fair and legal for communities to enact as fines and

warnings and add such a section to our own covenants and restrictions. Furthermore, the board will also go through our documents and find the things that are still against our community's rules that are not truly worth enforcing. The households present at the meeting had no objection to this.

- b. **Renting Amendment:** The cause for action to update our covenants and restrictions comes from a current homeowner whose career took him out of state, and to keep his home from being abandoned he sought responsible tenants via a property management company to keep his home well maintained. This is against our current covenants, but as stated, we have nothing in place to penalize the homeowner as is. Prior to undertaking the task of updating the covenants, we had a discussion as to whether we should keep the amendment as is, or allow renters so long as restrictions are in place such as the use of property management companies, background checks, etc. The following comments are things that I heard in the meeting, or possibly from other conversations in the community at different times. For the sake of the minutes – I am not fact checking, just reporting these sentiments from around the neighborhood.

i. *Some Pro-Renter arguments, heavily reduced:*

1. Keeps home maintained if life experiences force you to move, and you don't want to lose property
2. Keeps value of home high vs abandoned homes that are not maintained
3. Allows freedom of choice for descendants of homeowners who pass away and do not wish to live here
4. Renters who can afford rent in this upscale community may look to buy in the community when a home is available
5. High Rents and the Right Rules will keep bad renters out of consideration
6. We've had renters here since the beginning, this guy is just the first person to tell everyone and make it an issue. Everyone else kept it to themselves and no one knew any better

ii. *Some Anti-Renter arguments, heavily reduced.*

1. No matter what rules are in place, Renters do not care about that property as much as a homeowner would
2. It would be very difficult to be certain that a homeowner is truly being responsible with the selection of their tenants
3. If several homes begin renting, our community will be devalued
4. Renters have more rights than homeowners – you start letting them in and there won't be any way to get them out no matter how good your intentions are

5. The homeowner may not enforce the rules to their tenants and they'll allow the house to deteriorate
6. The rules say we don't allow renters and if you don't like it, leave!

iii. **The motion to allow renters failed, 13-10 w/ one abstention using a blind vote.** What this means going forward is that the 2025 board will continue to update the covenants and restrictions, but the amendment to allow renting whether privately or via management company will not expressly be allowed and will be subject to the whatever the new consequence will be. As of now, again, there is no consequence for renting or any violation of current covenants and restrictions.

- c. **2025 Dues:** Dues for the 2025 year will be increased to \$250 per household. Dues will cover the following:
- i. Landscaping fees: \$1800-\$2000, depending on if we remember to buy mulch this year.
 - ii. Electric and Water connections: around \$900
 - iii. Likely winning bid for backflow assembly replacement: \$800
 - iv. Lawyers fees for reviewing new covenants and restrictions as well as registering them with the city: unknown as of this writing, and unknown until we have a draft document for them to make estimate.
 - v. Current total: \$4520+legal fees.
 - vi. \$250 x 32 homes = \$8000.
 - vii. By a show of hands vote, although close, it was at least a 60/40 majority in favor of \$250 for this year.

d. **Other ideas**

- i. We had some other ideas, however, that the 2025 board will look into and bring back up in later board meetings and community letters.
 1. Saving money by having neighbors take turns on cutting the front lawn
 2. Pressure washing the sidewalks of the community
 3. A short fence between the Eastern entrance wall and the unsightly neighbor's home that's just on the other side of Fort Smith
 4. A committee may be formed for members of the community whether board or not to beautify the front entrance. This might mean taking out the bushes, replacing with native plants and flowers, etc.

e. **Last thoughts:**

- i. **"Secret meetings."** Tony brought up the idea that we had held meetings secretly in the past. I wanted to clarify that while I did meet with John & Martha over the past few months to get through business, it wasn't my intention to keep anything a secret. At the beginning of the 2024 after our first meeting, we set up goals for when our meetings would take place so that we could post our actual meeting dates on the website that the community could come to if they so desired. After the resignations, that became an afterthought, especially since I didn't have access to the website. Nothing was "Secret" as in, sinisterly held information back from the community, it's just the meetings were held very informally, usually via cutting the grass and seeing Martha walk outside and then we'd discuss. This year, with access to website, the 2025 board will strive to hold meetings and post not only the date and time on the website, but a link for zoom to be able to attend online as well. Zoom is free up to 45 minutes, and you can just make a second link if it goes over time.
- ii. **Board Member Education:** as per a new law passing July 2024, all board members are required to take a course. This is free and will be offered by our law firm Orlando Law in March or April.

Next steps – You'll see the next community letter shortly following our first board meeting to take place on _____, 2025. This will officially declare the \$250 dues with the proper envelopes for mailing back and information on due dates, etc.

Thank you again for your time, have a great 2025!

On behalf of the Board,

Ricardo Cook

Date