Kensington Estates Homeowners Association, Inc.

*1471 Olde Kensington Lane*

*Deltona, Florida 32725*

**Minutes from the first Board Meeting 2/1/25**

**3/7/25**

Greetings neighbors!

First off, Apologies for getting this as well as the Annual Meeting minutes out so late. I had a lot of travel in late January and throughout February for work and this fell to the wayside.

We did have a first meeting following the annual community meeting for the purpose of setting our yearly schedule of when our next several meetings will take place so that should any of you wish to attend then you’ll have that information via zoom or in person. As a reminder, our website is <http://www.thekensingtonhoa.com>.

Here’s how it went:

* **Roll Call**
  + 4/5 attended either in person or via Zoom, John had family business to attend to.
* **Annual Meeting Minutes**
  + We reviewed the meeting minutes (See attached) and agreed this was an accurate depiction of the January 18th meeting.
* **Officer Roles**
  + Pursuant to our current bylaws, we chose the positions as follows:
    - President & Treasurer – Ricardo Cook (so as to not have the hassle of changing info at the bank and utility companies)
    - VP – Kelly Pisciotta
    - Secretary – Martha Rogers
    - Other Board members – Carlos Randulfe & John Martin
* **Dues**
  + As per the majority vote and discussion during the January 18th meeting, dues for 2025 are $250. Please see attached invoice. You can mail your check or just put it in my mailbox at 1471 Olde Kensington Lane or hand it to a board member and they can bring it to me.
  + Dues are due April 15th, as that is an easy date to remember. It’s also roughly 30 days from the mailing of this letter.
* **2025 meetings**
  + Tentative Board Meetings will be held on the following Saturdays at 5:00 PM
    - April 19th
    - June 21st
    - August 16th
    - October 18th
    - December 13th
  + Any meeting changes will be posted on the website, as well as a Zoom Link to the meeting for those who wish to join but would rather stay home. Each meeting location will be posted on the website as well.
* **The 2025 Kensington Estates To Do List**
  + *Florida HOA Online Course*
    - This was a free course offered by our lawyer’s office, Orlando Law (Patrick Burton), which is required to attend once every four years as per a new FL Law passed on 7/1/2024.
    - This is complete, and we will discuss the findings at our April meeting.
  + *Backflow Assembly installation at entrance wall*
    - This is in progress, should be complete before the end of the month.
  + *Revamping the Covenants and Restrictions*
    - We will begin discussions on this at our April meeting now that we have taken the course.
* **Other items:**
  + We discussed the suggestion from the annual meeting regarding neighbors taking turns on landscaping vs. having a regular service provided by a company. We decided we will continue to keep the current service as is.
  + We will look into pricing for pressure washing the community sidewalks just to see what it would cost – no decisions made at this time.

Have a wonderful Spring!

On behalf of the board,

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Ricardo Cook, President date