Kensington Estates Homeowners Association, Inc.

*1471 Olde Kensington Lane*

*Deltona, Florida 32725*

**Minutes from the 2nd Board Meeting 5/3/2025**

**5/3/25**

Greetings neighbors! We met today for our quarterly board meeting. As a reminder, our website is <http://www.thekensingtonhoa.com>.

Here’s how it went:

* **Roll Call**
  + Of board members, 3/5 attended. One member of community attended. See our updated calendar for next meeting for a zoom link if you’d like to attend, or you are welcome at my home.
* **2025 Updated Contact List** 
  + It was noticed and suggested that we have not had an updated contact list for the members of our community since 2023. Please see enclosed list of the current community for this year.
* **Dues**
  + We are almost there, 20/32 homes have paid their dues. If you have not, you will also find an enclosed 2nd Notice letter in this envelope. Please have these paid by June 15th. We are currently discussing possibilities of late fees or other types penalties for 2026.
* **Next meeting- July 26th, 5:00 PM** 
  + 1471 Olde Kensington Lane, or check the website for the updated Zoom link.
* **The 2025 Kensington Estates To Do List**
  + *Backflow Assembly installation at entrance wall*
    - This has been completed
  + *Sunbiz update for Kensington Estates Board on the state website*
    - This has been completed
  + *Filing of taxes*
    - This has been completed
  + *Mulching / Palm Trees at front entrance*
    - This has been completed
  + *HOA Liability insurance 2025*
    - This is not complete – due in June
  + *Revamping the Covenants and Restrictions*
    - In progress – we are looking into the prices for lawyer attendance at the next meeting for answering questions and putting a new Covenants & Restrictions into action.
* **Other items:**
  + We discussed replacing the lights on the front entrance. Pricing in progress.

Have a wonderful Summer!

On behalf of the board,

Ricardo Cook