

**KENSINGTON PRESERVE CONDOMINIUM ASSOCIATION, INC.**  
**ANNUAL MEETING**  
**MONDAY, DECEMBER 7, 2015**  
**7:00 PM, AT THE CLUBHOUSE**

With a quorum being established with ten (10) residents by attendance and eleven (11) by proxy, the Annual Meeting was called to order at 7:07 PM.

Minutes – Annual Meeting 2014: **MOTION** was made by Steven Michael and seconded by Douglass Hicks to approve the minutes as presented.

**MOTION PASSED UNANIMOUSLY**

**OFFICER/COMMITTEE REPORTS**

President: Director Steven Michael reported on the following: All six buildings have been painted. The insurance appraisal has been done. The insurance rates went down. There was a conversion from telephone landlines to cellular for the fire alarms. The initial cost was high, but in the long run will save the Association money. Roofs on two of the buildings were power washed. There was a repair to the roof of the 1669 building. Seven trees were replaced along with plantings. Three sets of stairs are being replaced.

Treasurer: Director Steven Michael reported on the following: There will still be expenses before the end of the year such as palm tree trimming & stair replacement. Bob Cheeley motioned to accept the Treasurer's report. Bob West seconded the motion. The motion passed.

**UNFINISHED BUSINESS**

NONE

**NEW BUSINESS**

2015-16 Board of Directors: Steven Michael, Charles Jaskulski & Douglas Hicks will comprise the 2015-16 Board of Directors.

Results of Vote on Carryover: With a vote of twenty-one (21) For and zero (0) Against; the Carryover passed.

Results of Funding Reserves: With a vote of sixteen (16) For Partial Funding and five (5) for Fully Funding; the Association will partially fund the Reserves at \$154.68/Qtr.

Vote on Amendment to Documents: With a vote of fourteen (14) For the amendment and two (2) Against; 2/3rds vote was needed to pass, therefore the amendment did not pass.

**Owner Comments:**

Building maintenance was discussed. The Association does have worker's comp insurance to cover volunteers. Steven Michael motioned to appoint a Maintenance Committee. Douglas Hicks seconded the motion. The motion passed.

It was mentioned that a home was built on the end of the cul-de-sac and the owner would like to hook up to Kensington Preserve's irrigation system. The Association is getting a legal opinion on how to allow it.

Gutter cleaning was discussed. Bids will be obtained.

Garage doors and responsibilities were discussed.

There being no further business to discuss, Steve Michael motioned to adjourn the Annual Meeting. Douglas Hicks seconded the motion. The meeting was adjourned.

Respectfully submitted,

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Melissa Moritz, for  
The Secretary