

Kensington South Condominium Association, Inc.  
Annual Meeting of the Members  
August 29, 2017  
Kensington South Clubhouse  
3901 SW 20<sup>th</sup> Avenue  
Gainesville, FL  
6:00 PM  
Minutes

Location

Kensington South Clubhouse, 3901 SW 20<sup>th</sup> Avenue, Gainesville, FL

Call to Order

The meeting was called to order at 6:05 PM.

Attendance, Roll Call, Determination of Quorum

Owners present signed in and all proxies were certified. There were twelve members present, five (5) in person and seven (7) via proxy. Quorum was not obtained.

Discussion

The owners and residents in attendance voiced concern over the number of bicycle thefts and break-ins that have occurred over the last 4 years. Resident Edward Ward notified management that the pole lights on the east of the community do not work properly and do not come on at all. Additionally, there are tree limbs that overhang the lights in some areas making it difficult to see in some areas. He noted that the surveillance system is outdated and requested that the Association consider a full upgrade. He also reported that due to increased outside pedestrian traffic, he installed chains on the pedestrian gates on the eastern side of the community. The Board asked management to obtain proposals to have the gates removed and fencing installed that could be welded to the existing fence. Edward requested that the Association inform all residents that they cannot leave furniture at the dumpsters, possibly with a sign at each dumpster. Edward volunteered to create a monthly newsletter which he would post on all resident's doors. The Board agreed but advised that Mr. Ward would have to have all content approved by the Board prior to distribution. Kevin Norton requested that the Association create a rule that makes the community a non-smoking community and would require any smokers to walk to the roadway while smoking. It was noted that many owners do not pick up their dog waste after walking their dogs in the park areas. Management was asked to obtain pricing on dog waste stations.

Adjournment

As quorum was not attained, no business could be conducted and the meeting was adjourned at 7:13 PM

Respectfully submitted by Kelly Burch, Guardian Association Management