

Kensington South Condominium Association, Inc.
Board Meeting
August 2, 2018
Conference Call
3:30 PM
Minutes

Location

Conference Call

Call to Order

The meeting was called to order at 3:36 PM.

Attendance, Roll Call, Determination of Quorum

Board Members present via speaker phone were Jason Weisbrot and Jimmy Williams. Quorum was obtained. Representative present from Guardian Association Management was Kelly Burch

Reading of the minutes of the last meeting, or waiver

Jason made a motion to approve the minutes of the December 19, 2017 Board Meeting. It was seconded by Jimmy and approved unanimously.

Old Business

- Drainage behind the 500 & 600 buildings: The Board agreed by consensus that the price was too high. Management was asked to request a revised quote as it was mentioned that the company would not have to dig to bury the downspouts in the rear of the building. The Board would also like to see the front & back downspouts itemized as well as the repair of the back fence, the re-leveling of the A/C pads in the rear of the buildings, and the movement/removal of the small trees and shrubs. The Board asked management to have the company indicate what type of warranty would be provided on the work and have another company bid on the “grass only” option.
- Cameras: The Board would like to speak with a company familiar with the business that can provide them with some clear direction on what would be needed for the community.

New Business

- Mulch: The Board stated that the cost for mulch was high and asked that management get clarification on what beds the landscape company plans to have mulch installed in for the cost.
- Other: The tenant in Unit 609, Christina, requested an update on whether the dumpster on the west end of the community would be replaced when the racoon population was reduced. The Board reported that there was no plan to have the dumpster replaced as it was rarely used.

Adjournment

There being no further business, the meeting was adjourned at 4:53 PM

Respectfully submitted by Kelly Burch, Guardian Association Management