

KENSINGTON PARK MASTER ASSOCIATION INC.



From: Kensington Master Association Board of Directors

January 29, 2015

Dear Members,

After several months of contractor negotiations and informational meetings / e-mail blasts we are just about to launch the lake bank stabilization project. This should happen in the next couple of weeks. We are scheduling another community meeting to provide more information on the work schedule and to answer any further questions you may have about the project including financing options. This meeting will be held at the club house on Friday, February 13, 2015 at 10:00 AM.

You will be receiving a written notice next week in the mail about the KPMA board meeting which will take place on Thursday, February 19, 2015 at 3:00 PM at the Club House. The reason for the letter is that Florida law requires this notice be sent to you in writing for any meeting where the Board will be levying an assessment, and it is at this Board meeting that the Supplemental Assessment notification we have been discussing will be issued. The proposed amount per household (door) and the due dates for payment will be included in the notice. However, for your planning purposes, the Supplemental Assessment amount will be on the order of \$5,980.00 per household and will be payable Wednesday, April 1, 2015 in total or 50% (\$2,945) and 50% (\$2,945) on Thursday, October, 1, 2015. We have time set aside at the meeting on February 13 to talk about the Supplemental Assessment during the financing options segment so, hopefully, everyone will have the opportunity to be well informed before the official notice is provided.

On a separate subject, you will receive a second notice in the same envelope you receive next week announcing the date and time for the KPMA annual meeting which will occur on Monday, April 6, 2015 at 10:00 AM. This meeting takes place each year with the purpose of letting the residents hear an update on the “state” of the community and to also vote on candidates to fill vacant KPMA Board positions. To that end, we have one vacancy currently with another position opening up at the as of the annual meeting with Jim Field having fulfilled his total allowable time on the board of 2 terms for a total of 4 years. We have two residents that have expressed interest in the two openings but if one of you may be interested as well, please submit your names to:

Kensington Park Master Association

c/o Newell Property Management

5435 Jaeger #4, Naples, FL 34109

Attn: William Newell

or via e-mail – newell.ken@outlook.com and you will be added to the ballot.

One further item that will be in your envelope will be an opportunity to update your e-mail address so you can be sure to receive all the KPMA e-mail notifications. This note is showing up here to remind those that currently receive these notices to notify Newell Property Management if you change your e-mail address so as not to miss any future messages.

Finally, we inadvertently left out the “Lake to Community Key” which is useful when looking at the community map and matching up Lake numbers with communities from the last e-mail blast so it is included here.

Best regards,

KPMA Board of Directors

c/o Newell Property Management Corporation
5435 Jaeger Road #4, Naples Florida 34109, USA
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