

**KENLAND WALK POA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES**

**March 11, 2010**

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Meeting of the Kenland Walk POA held on Monday, March 11, 2010 at 8:00 PM, at Kenland Walk POA Clubhouse, 8955 SW 123 Ct., Miami, Florida 33186

Board Members Present:

KW I: Ms. Laura Recalde

KW II: Ms. Gisela Pujol

KW III: Mr. Jeffrey Roth and Mr. Antonio Ramos

KW IV: Mrs. Marina M. Paez-Johansson

Absent:

Management Representative: Mr. Robert Dugger, Sr., Property Manager, and Mrs. Rachel Dugger

Quorum of the Board of Directors established: All Board Members present

Guest Present: Mr. Hector Fernandez

Meeting was called to order at 8:00 P. M. With no open Forum as stated in the Agenda.

Mr. Antonio Ramos opened the meeting, (as he stated he was the president of the BOD); he proceeded speaking in Spanish and asked for Mr. Hector Fernandez (a guest) with assistance in translating for him what he was going to say. Motion was made by Mrs. Marina Paez-Johansson to conduct the meeting in English for the all benefits and outcome of the meeting, the motion was second by Gisela Pujol, and a third by Laura Recalde, all in favor motion passed, an objection was made by Antonio Ramos.

Ms. Gisela Pujol made a motion to have the minutes reflect an incident; that although Mr. Antonio Ramos had his translator with him, (Mr. Hector Fernandez), Antonio Ramos chose to leave the meeting along with Mr. Jeffrey Roth and Mr. Hector Fernandez very abruptly and yelling at Ms. Recalde, Mrs. Paez-Johansson and Gisela Pujol.

When Mr. Jeffrey Roth and Mr. Hector Fernandez left, Mr. Ramos proceed to turn off the lights inside the Clubhouse, started to yell at the present female board members and order them out of the clubhouse with the threat that he had the keys to the door therefore he was going to lock us inside upon refusal to leave. Ms. Laura Recalde then told Mr. Ramos that we would then have no choice but to call 911 and have them unlock us from the building. Then, Mr. Ramos turned the Clubhouse lights off again, Mrs. Paez-Johansson was able to turn the lights back on and Mr. Ramos left. This motion to reflect this incident was second by Laura Recalde, all in favor motion passed.

Mrs. Marina Paez-Johansson motioned to approve the minutes of March 1, 2010, second by Laura Recalde, all in favor motion passed.

Mrs. Marina M. Paez-Johansson motion to postpone the Budget Workshop until the new BOD is presented by Mr. Dugger, Sr. and or Timberlake Management with: all documentation necessary in order to have knowledge so a proposed budget for the Community can be presented for adoption. This does not limits to Insurance policies, Bids and proposal from vendors, how many vendors have outstanding payments, receivables of proof of bad debt, Financials 2007, 2008, 2009, Accountant name and number, copies of all contracts in placed and copies of contract pending for renewal, electric bills, water bill, copies of permits, warranties related to improvement constructed on the common areas, any management agreements or any other contract under which the POA has any obligated or responsibility, financial reports with also financial and accounting records, any other record that identify, measure record or communicate financial information, written records of the association not specifically included in the foregoing which are related to the operation of the association. Motion second by Gisela Pujol, all in favor motion passed.

With no further business to discuss the meeting was adjourned with the motion by Mrs. Marina Paez- Johansson, second by Laura Recalde, all in favor, motion passed the meeting ended at 8:15 P.M.

Respectfully submitted,

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Gisela Pujol, Secretary