

KINGS PARK

KINGS PARK CONDOMINIUM GARDEN APARTMENTS, INC.

Letter from the President

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Dear Kings Park Residents,

As we conclude the third quarter of 2026, I would like to take a moment to reflect on the progress we've made together as a community.

Over the past three months, your Board of Directors has remained focused on maintaining and improving our property, addressing important infrastructure needs, strengthening communication, and creating opportunities for neighbors to connect.

While some projects are immediately visible, others require extensive planning, coordination, and patience. Each represents our continued commitment to protecting our community, maintaining property values, and making Kings Park a place we're proud to call home.

I'm pleased to share the following updates:

PARKING REGISTRATION & ENFORCEMENT

Creating a More Organized and Accountable Parking System

One of our major priorities this quarter has been improving parking management throughout Kings Park.

Following our resident parking survey, the Board began developing a more organized system to identify vehicles authorized to park on the property, verify assigned parking spaces, and establish a foundation for consistent enforcement.

Residents were asked to register their vehicles and confirm their assigned spaces. Through this process, we identified and began resolving discrepancies involving parking assignments, missing license plate information, and unaccounted-for spaces.

4025 N Federal Highway
Oakland Park, FL 33308

Contact Us

kingspk@ciemail.com
866.473.2573 Ext. 2447

Visit

KingsParkCondos.org

President

John Michael Quinn

Vice President

Ned Featherstone

Secretary

Chana Wasserman

Property Manager

Lisa Iturrizaga
RealManage, LLC
11784 West Sample Road
Coral Springs, FL 33065

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By September 29, we successfully reduced the number of unaccounted-for parking spaces to just 10.

New vehicle-specific parking stickers are also being prepared for distribution.

50-YEAR BUILDING RECERTIFICATION

Protecting Our Buildings and Planning for the Future

The Board continued moving forward with Kings Park's required building recertification process.

Working closely with engineering professionals, we coordinated inspections and communicated important requirements to affected residents.

Inspections were scheduled for October 5, 6, and 8, including necessary access to seven units in each building.

This process is an important part of ensuring the long-term structural integrity, safety, and continued compliance of our buildings.

POOL RENOVATION

Moving Closer to a Refreshed Community Pool

Progress continued on our much-anticipated pool renovation.

During the quarter, the project advanced through engineering review, and by the end of September, architectural plans had been submitted to the City of Oakland Park for permitting.

Although the permitting process requires patience, this represents another important step toward bringing the project to completion.

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PROPERTY MAINTENANCE & IMPROVEMENTS

Taking Pride in Our Shared Spaces

Maintaining the appearance, safety, and functionality of Kings Park remains a year-round priority.

Several projects were completed or advanced during the quarter.

Building B Improvements

Building B received a number of enhancements designed to create a more welcoming environment, including:

- New carpeting and tile
- Decorative benches, accessories, and artificial plants
- Two wall-mounted breezeway fans
- Improved breezeway lighting

Additional furnishings are being planned for the elevator landings in Buildings A and C as we continue extending improvements throughout the property.

Property-Wide Maintenance

Other important work included:

- Completion of annual hurricane-season tree trimming
- Cleaning of parking lot drains at no cost to the Association
- Successful completion of the annual fire alarm inspection
- Plumbing repairs near the Building B Board Office
- Reorganization of the community bike room

Another phase of bike room improvements is planned for November.

While not every improvement may seem significant on its own, collectively these efforts contribute to a safer, cleaner, and more attractive community.

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2027 BUDGET PLANNING & RESIDENT INPUT

Your Voice Matters

As we begin preparing for 2027, the Board has actively sought resident feedback through surveys addressing budget priorities, parking, and community activities.

The budget survey identified drainage concerns and parking lot resurfacing among the priorities expressed by residents.

The parking survey also reflected a preference for better management of our existing parking spaces before considering the creation of additional spaces.

In addition, preliminary pricing for future parking lot resurfacing was explored as part of our long-term maintenance planning.

These surveys provide valuable insight into what matters most to our residents.

While every project must be evaluated for feasibility, cost, and overall community benefit, your feedback helps guide our discussions and decisions.

RESIDENT RECORDS & COMMUNICATION

Keeping Our Community Connected and Informed

Clear and consistent communication remains one of the Board's priorities.

During the quarter, Pet Registration Certificates were created and mailed to registered pet owners, with copies maintained in the Association's official records.

Our weekly Tuesday Takeaways continued providing homeowners with important announcements, reminders, and updates.

We also encouraged homeowners to ensure that tenants and other non-owner residents subscribe to these communications so everyone living at Kings Park can remain informed.

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Additionally, the Building B bulletin board was expanded to include educational information concerning condominium legislation, insurance, reserve funding, safety, and Association governance.

An informed community is a stronger community, and we encourage everyone to stay involved.

COMMUNITY & SOCIAL ACTIVITIES

Bringing Neighbors Together

A condominium community is more than buildings, landscaping, and maintenance projects. It's also about the people who call it home.

This quarter, we were delighted to welcome back Bingo at Kings Park, now a recurring monthly event!

Our September Happy Hour provided another opportunity for neighbors to gather, relax, and enjoy one another's company.

With Fall Harvest and Holiday celebrations on the calendar, we're excited to continue creating opportunities for community connection.

By the end of September, Bingo had already proven popular, with the next game scheduled for October 30.

We also continue to welcome volunteers interested in helping organize and support our social activities.

Whether you attend an event, volunteer your time, or simply introduce yourself to a neighbor, every effort helps strengthen the sense of community that makes Kings Park special.

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THIRD QUARTER AT A GLANCE

July – September 2026

1. Reduced unaccounted-for parking spaces to just 10.
2. Advanced the pool renovation into the City permitting process.
3. Coordinated required 50-year building recertification inspections.
4. Completed hurricane-season tree trimming, drain cleaning, and annual fire alarm inspections.
5. Enhanced Building B common areas, with additional improvements planned for Buildings A and C.
6. Reorganized the community bike room.
7. Gathered resident feedback to help guide 2027 budget priorities, parking management, and social activities.
8. Issued Pet Registration Certificates and strengthened Association records.
9. Brought back monthly Bingo and expanded our community social calendar.
10. Continued weekly Tuesday Takeaways to keep residents informed and connected.

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LOOKING AHEAD

As we enter the final quarter of 2026, the Board will continue focusing on ongoing infrastructure projects, parking management, property improvements, financial planning, and opportunities to strengthen our community.

We recognize that not every challenge can be resolved overnight. Some issues require careful research, professional guidance, financial consideration, and long-term planning.

Our commitment remains to approach these responsibilities thoughtfully, transparently, and with the best interests of Kings Park as a whole in mind.

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A PERSONAL NOTE OF THANKS

I want to sincerely thank my fellow Board members, our property management team, the residents who volunteer their time, and everyone who contributes to making Kings Park a better place to live.

I also want to thank our homeowners and residents for their patience, feedback, cooperation, and continued involvement.

We may not always agree on every decision or priority, but I believe we share something important: the desire to see Kings Park remain a safe, welcoming, well-maintained, and thriving community.

Together, we continue moving forward, one improvement at a time.

Warm regards,

John Michael Quinn

John Michael Quinn
President, Board of Directors
Kings Park Condominium Garden Apts.

Official Communication from the Kings Park Homeowners Association Board of Directors