

**Kensington Preserve @ St. Andrews East Condominium Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**THURSDAY, OCTOBER 11, 2018**  
**AT 11 AM AT 1702 CELTIC CLUBHOUSE**

**CALL TO ORDER:** Rich Orchulek called the meeting to order at 11:00 AM.

**CONFIRMATION OF QUORUM AND PROPER NOTICE:** Directors: Rich Orchulek, Diane Santoro, Jim Ferguson. Owners: John Cross, Susan Fantaroni, Pat Magennis. Susan Raymond from Argus Management of Venice, as manager and recorder of the minutes. The notice was posted on the property by Susan Raymond.

**APPROVAL OF MINUTES:** Rich Orchulek made a motion to accept the minutes of May 10, 2018 and was seconded by Jim Ferguson. Motion carried.

**OLD BUSINESS:**

**a) Pressure washing of the buildings:** Nu Look completed the roofs at 1669 Monarch, 780 Montrose, 1714 & 1722 Celtic Drive. All of the buildings were pressured washed as well as the sidewalks, walk ways and landings. The backs of 1714 and 1722 Celtic will be pressured washed to remove the wasp nests and muddaubbers from the eaves on December 17<sup>th</sup> & 18<sup>th</sup>.

**b) Committee for landscaping issues:** John Cross will continue to evaluate the plantings and make recommendations for replacements. He volunteered to do the plantings as needed.

**c) Committee to do newsletters/community handbook:** Diane Santoro made a motion to appoint Susan Fantaroni to the committee and was seconded by Jim Ferguson. Motion carried unopposed.

Discussion: There is no handbook or regular newsletters to let the residents know certain information regarding the community and its procedures. Susan will work with Diane Santoro and possibly another resident to draft a handbook in the near future.

**NEW BUSINESS:**

**a) Gutter replacements:** 3 bidders were contacted. Seamless Gutters did not respond. Several owners met with Jansen & Sons and The Heights and discussed the issues with the gutters not being efficient in getting the water away from the buildings. 1714 and 1722 Celtic seem to have the worst problems with this.

Jim Ferguson made a motion to accept the proposal from Jansen and Sons to repair the gutters instead of replacements at this time. Second by Diane Santoro, the motion was carried unopposed.

**b) Palm trimming and mulch:** Artistree will trim the end of October. The flowerbeds will be weeded and sprayed before they put the mulch down shortly after the trimming.

**c) 1714 Celtic seasonal rental:** A motion was made by Rich Orchulek to grant the rental and seconded by Diane Santoro. Motion carried and owner was given a signed approval for her records.

**Owner Comments:** Pat Magennis will assist Diane Santoro and Susan Fantaroni to get some information together for the newsletters and handbook going forward.

**Board Comments:** Discussion was held about getting Jason Mullins to replenish the white gravel for \$20 labor plus materials. Susan Raymond will contact him about doing this.

Susan Raymond reminded those present about the Argus of Venice Board Certification course on October 30<sup>th</sup> at the Plantation Clubhouse starting at 11:30.

**The next Meeting will be the Annual Meeting on December 3, 2018 at the 1702 Celtic clubhouse at 7 PM. Sign in will start at 6:30.**

**ADJOURNMENT:** Motion made by Rich Orchulek to adjourn the meeting and seconded by Diane Santoro. Adjourned at 11:45 AM.

Respectfully submitted,  
Susan Raymond LCAM