

Kensington Preserve @ St. Andrews East Condominium Association, Inc.
BOARD OF DIRECTORS MEEETING
Tuesday, February 25, 2020 @ 10:30 AM
Argus Management of Venice conference room

CALL TO ORDER: Rich Orchulek called the meeting to order at 10:30 AM

CONFIRMATION OF QUORUM AND PROPER NOTICE: Richard Orchulek, Diane Santoro and Dave Boomstra. Owners: Sue Fantaroni and Bob Cheeley. 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: *R Orchulek made a motion to accept the minutes of October 24 and December 9 2019 and was seconded by D Santoro. Motion carried.*

OLD BUSINESS:

- a) **Drainage repair at 1714 Celtic:** Repair to drain was done by Aqua Plumbing. ArtisTree installed sod, plants and mulch to the areas around it on the road side. Bruce Axtman covered the open drain by 201 with a sleeve and gravel and repaired the corner garage drain that was leaking. D Boomstra ordered solar lights which are used to light the area at night.
Motion by R Orchulek to allow John Cross and Bob Cheeley to purchase white gravel to touch up some areas. Seconded by D Boomstra, the motion was carried unopposed.
- b) **Plantings around 780:** D Santoro and S Fantaroni will get together and check the new plantings. There should probably be some more items added to finish this project. Tabled until next meeting.
- c) **Sprinkler heads replaced:** Alliance Fire & Safety has completed the installation of the new heads in the units that were noted. This meets the requirements of the fire codes. The heads were checked in all units in all buildings.

NEW BUSINESS:

- a) **Lights at 1669 & 780:** Quality Wire Works completed the rewiring of the lights. This was due to the elements causing the current wiring to fail. All lights are working correctly now.
Motion by R Orchulek to pay the invoice of \$652 to Quality Wire Works was seconded by D Santoro. Motion carried unopposed
- b) **Financials for December 2019:** Carryover will be kept in the Operating account for use another time.
Motion by R Orchulek to accept the December year end financials was seconded by D Boomstra. Motion carried unopposed.
- c) **Project planning for the year:** Pressure washing will be scheduled in September so that everything is nice and clean when people return. The roofs will not be done this year since they were washed last year.
- d) **Committee Volunteers:** Bob Cheeley, John Cross and Sue Fantaroni volunteered to continue their efforts on the Landscape Committee. Diane Santoro will be the Board liaison.

OWNERS COMMENTS: Parking seems to still be a problem but has eased somewhat. Most are guests that come to visit and then leave. No street parking has been noticed at night.

BOARD COMMENTS: Nothing further

NEXT MEETING: To be held in April with date to be announced.

ADJOURNMENT: Motion made by R Orchulek to adjourn the meeting and seconded by J Ferguson. Adjourned at 11.30 PM.

Respectfully submitted,
Susan Raymond LCAM