

**Kensington Preserve @ St. Andrews East Condominium Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**Friday, September 25, 2020 @ 11 AM**  
**Zoom Conference**

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

**CONFIRMATION OF QUORUM AND PROPER NOTICE:** Via Zoom: Richard Orchulek and Dave Boomstra. Absent Diane Santoro. Owners: 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 February 25, 2020 and was seconded by D Boomstra. Motion carried.*

**OLD BUSINESS:**

- a) **Plantings around 1669 Monarch and 780 Montrose:** S Raymond reported that the plantings have been installed. She would like some money added to the 2021 budget so that more plants can be added over at 1730 and 1734 Celtic. Some of the plantings over there are overgrown and need some colorful items to replace them.
- b) **Volunteers need for committees:** B Cheeley remarked that John Cross plans to be here for season so can add his expertise in this area. Sue Fantaroni and D Santoro have also been helpful in selecting plants and making suggestions. A new owner has also expressed an interest in being on the committee.

**NEW BUSINESS:**

- a) **Resolution for the Annual Meeting:**  
*Motion by R Orchulek to use the Resolution for business purposes during the Annual meeting and was seconded by D Boomstra. Motion carried unopposed*
- b) **Repairs to 1669 Monarch #201:** Colonial Roofing will be doing the repair. Waiting our place on the work schedule.
- c) **Handbook needs to be updated:** S Fantaroni is away for the summer. Tabled until next meeting.
- d) **Pressure Cleaning needed:** S Raymond reported that it has been since 2016 since the last building wash.  
*Motion by R Orchulek to schedule the pressure cleaning was seconded by D Boomstra. Motion carried unopposed.*  
Discussion: Will try to get the work done after the trees have been trimmed. Manager will let the membership know when this is being done.
- e) **Items for next meeting:** Discussion of the 2021 year. Nothing for the next meeting yet.

**OWNERS COMMENTS:** Nothing at this time.

**BOARD COMMENTS:** Nothing further

**NEXT MEETINGS:** Next Board meeting: **October 5, 2020** at 10 AM to review the proposed 2021 draft budget.  
**October 23, 2020** at 11 AM is the next regular Board meeting

**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