

**Kensington Preserve @ St. Andrews East Condominium Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
**Monday, February 15, 2021 @ 2 PM**  
**Via Zoom Conference**

**CALL TO ORDER:** Dave Boomstra called the meeting to order at 2:05

**CONFIRMATION OF QUORUM AND PROPER NOTICE:** Via Zoom: Dave Boomstra, Alice Schilling and Diane Santoro. Owners: Bill Schilling, Michelle Gonella, Joe Castalano. Susan Raymond from Argus Management of Venice as manager and recorder of the minutes. The notice was posted on the property by Susan Raymond.

**OLD BUSINESS:**

**Water Issue at 1734 Celtic:** JJ from Professional Plumbing called in to explain what the reason for the bacteria buildup in the water. By the time the water leaves the facility and reaches the building, there is no chlorine left in the water. He has tested the water several times as has Alice Schilling with a different test kit. Both come up with the same results.

*Action Item: Manager to follow up with the Water Department about the latest water tests. They came out and flushed the hydrant but that has not had any bearing on the problem.*

*A Schilling will test at 1730 #101 to see the water quality there. 1722 tests show chlorine levels are good.*

**NEW BUSINESS:**

**Atlas Insurance presentation by Tommy Kochis:**

- Association policies are current through October 2021.
- After 10 years of a fairly stable market, the economy has seen a series of catastrophic events that have propelled the market into higher coverage costs,
- Property value of KP is currently valued at \$7.2M. The next insurance appraisal is due this year and will be sent to Atlas before the next policies are due.
- Rates continue to be low due to newer construction and location away from a Flood zone. Homeowners can purchase separate Flood insurance as an option on their private HO6 policy at far lower rates.
- Deductibles: \$5,000 if a tornado or flood, 2% of total property value for named storms. \$145K would be what the Association would have to pay.
- Florida Insurance Guarantee Act determines what coverages agents are allowed to sell Associations given their needs.
- Ordinance of Law \$1M if upgrades are needed on the property.
- D & O policy covers the directors, volunteers and any unlicensed contractor working on the property.
- Appraisals should be done every three years of KP. Scheduled for 2021.
- Lack of chlorine in 1734 Celtic Dr. unit 201 was escalated to Jim Armstrong on Feb 22, 2021 via email. .
- Paradise Vent Cleaning (Klaus) advised Dave that Paradise would return at no additional cost if there are issues reported by an unit owner
- We agreed to remove dead plantings and replace at one time in March
- Jason, will be contacted to rake out stone at Building 1714. (Susan will contact)
- Susan will contact Barb to push the bank to get the signature cards sent to Argus for KP signatures.
- In August we will review the current 2% deductible for hurricane insurance to assess the premium savings by moving to 3%

**APPROVAL OF MINUTES:** *A Schilling made a motion to accept the minutes of January 18, 2021 as presented and was seconded by D Santoro. Motion carried.*

Discussion: Quick Handbook Word document will be sent to D Santoro for updating. Item carried over from last meeting. Irrigation schedule has not been sent to Board by ArtisTree. Manager will follow up.

**OLD BUSINESS:**

- a) **Landscape updates:** A Schilling reported that she has reviewed the ArtisTree proposal for 1730 and 1734. She decided not to have the bushes dug out since they can just flush cut thereby saving \$300.00.
- b) **Manager will have Alan revise the proposal removing the item.**

*Action Item:* Go Tree Daddy will be called to trim the branches off a tree that is overtaking a healthy palm and so other fronds that can be vertically cut to remove them from the property line.

**NEW BUSINESS:**

- c) **Insurance Appraisal:** Manager explained that the work will be done by Alan Major from Chapman Associates who has done the work for many years now. Cost is \$650 and is due in 2021.
- d) **Dryer Vent Cleaning:** Paradise Vent Cleaning will be on property February 22, 2021 starting at 9 AM. If someone is at the unit, the tech will come in and run the dryer and inspect the vents. If not, the vents will be cleaned from the outside only. This expense is being covered by KP so that they are all done at the same time.

**OWNERS COMMENTS:** Michelle had questions regarding the soundproof requirements for replacing the tile in her unit and replacing with plank flooring. She will coordinate with the Manager to ensure condo codes are complied with for soundproofing.

**BOARD COMMENTS:** Signature cards for Association bank accounts: Argus has not received them from the bank yet.

D Santoro reported there was a car parked on the street overnight and was blocking the mailbox.

*Action Item: Manager will send each member a Data Sheet which lists the vendors and contacts. She will follow up on the parking car with the unit owner. Sign at 1722 needs to be replaced due to hit and run damage.*

**NEXT MEETINGS:** Next Board meeting: March 15, 2021 at 2 PM.

**ADJOURNMENT:** *Motion made by D Boomstra to adjourn the meeting and seconded by D Santoro. Adjourned at 3:15 PM*

Respectfully submitted,  
Susan Raymond LCAM