

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

CALL TO ORDER: Dave Boomstra called the meeting to order at 2:00

CONFIRMATION OF QUORUM AND PROPER NOTICE: Via Zoom: Dave Boomstra, Alice Schilling and Diane Santoro. Owners: None present today. 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: *A Schilling made a motion to accept the minutes of February 15, 2021 as presented and was seconded by D Santoro. Motion carried unopposed.*

OLD BUSINESS:

- a) **ArtisTree plants to be installed:** Alan from ArtisTree said that May 18th will be the day of the install.
- b) **Water quality issue at 1734 Celtic:** A Schilling reported that an Automatic flusher has been installed by Sarasota County Water Authority to flush the system each day to maintain adequate levels of chlorine in the water to those buildings on the cul de sac.
- c) **Insurance Appraisal:** Manager reported that she has ordered the report from Alan Major from Suncoast Appraisals. He was previously with Chapman and Associates and has opened his own firm. He has been doing the appraisals for many years for KP.
- d) **Quick Handbook:** D Santoro is working on the updates. There are some new owners and a new security company that patrols The Plantation on shifts. When it is ready, it will be emailed to all owners.
- e) **Pressure cleaning roofs:**
Action Item: Manager will get an updated proposal from NuLook Pressure Cleaning about doing the work in May.
- f) **Quote to paint by Bruce Axtman:** This will be done after the pressure cleaning this spring.

NEW BUSINESS:

- a) **Landscape Updates:** *Motion by D Boomstra to approve the proposal from ArtisTree for the work project at 1714 Celtic. Second by A Schilling, the motion was carried unopposed.*
- b) **Plant selection for 1730 and 1734:** Alan from ArtisTree will meet with the group to determine what type of plants and removal of the flax lilies in the near future.
- c) **Rock removal:** Jason Mullins has completed the raking of the rocks. They were repurposed in other areas around the building.
- d) **Paradise Vent Cleaning:** D Boomstra reported that he asked Klaus to come back out and service the units that wanted inside service. That will be on April 9th and a list of interested owners will be given to Klaus ahead of time.
- e) **Pest, fertilization and irrigation schedules:** Manager will compile a list with the help of Alan.
- f) **Building 1714:** Already discussed and voted above.
- g) **Approval seasonal rental of Unit 1722 #102 for 2022:** *Motion by D Boomstra to approve the rental was seconded by D Santoro. Motion carried unopposed.*

OWNERS COMMENTS: No owners were present

BOARD COMMENTS: Discussion was held regarding a large vehicle that possible 2022 renters want to bring to KP. No vehicles may be parked in the street at night nor in the clubhouse parking lot.

Action Item: Manager will send an email to the owners to let them know that another vehicle will need to be used.

NEXT MEETINGS: Next Board meeting: April 26, 2021 at 2 PM.

ADJOURNMENT: *Motion made by D Boomstra to adjourn the meeting and seconded by D Santoro. Adjourned at 2:57 PM*

Respectfully submitted,
Susan Raymond LCAM