

# Kensington Preserve of St. Andrews East Association, Inc.

## Regular Meeting of the Board of Directors

Date: January 14, 2022

Time: 10:00 AM

Place: Via Zoom Video Conference & Clubroom

**Call to Order:** David Boomstra called the meeting to order at 10:08 AM

**Proof of Notice:** Proof of notice was given in accordance with FL statute 718 and the association documents.

**Determination of Quorum:** A quorum was established with David Boomstra, Diane Santoro, and Alice Schilling all present. Also present was Sean Noonan from Sunstate Management.

**Approval of Minutes:** A **Motion** was made by Alice and seconded by Diane to approve the November meeting minutes and the December Organizational Meeting minutes. **Motion** passed unanimously.

**President's Report:** Dave reported things are quiet right now. We received the proposal to paint the stairs at close to \$5000. The 2021 carryover was roughly \$2,800. Sunstate will be receiving one more bid for painting the stairs. Dave would like to receive bids for painting and preparing the reserve account for the expenditure. Sean will contact Sherwin Williams to set up the RFP for painting the buildings. Sean will be getting a ladder and submitting a reimbursement to take care of the lightbulbs behind the buildings. Dave would like to schedule a small reserve study to plan for the budget.

**Treasurer's Report:** As attached to these corporate records, Dave reported on the December financials.

### **Unfinished Business:**

- **2022 Projects** – Sean asked the board to come up with a 2022 project list between now and the next board meeting. Dave reported he would like to see building 1722 look more like 1714 regarding the landscaping. Dave would also like to look at rerouting the gutters to flow away from the sidewalks. Diane would like to see some of the rear garage door framing replaced due to water damage.

### **New Business**

- **Rentals** – Lengthy discussion was had regarding monitoring rentals. Sunstate will eblast the rental policies to owners along with the rental application.

**Next Regular Board Meeting – February 11, 2022 at 10:00 AM**

**Adjournment:** A **Motion** was made by Diane and seconded by Alice to adjourn the meeting. **Motion** passed unanimously. Meeting was adjourned at 11:05 AM.

Prepared by

Sean Noonan/LCAM

For the Board of Directors at Kensington Preserve