

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

## Regular Meeting of the Board of Directors

**Date:** October 14, 2022

**Time:** 10:00 AM

**Place:** Via Zoom Video Conference & Clubroom

**APPROVED**

**Call to Order:** David Boomstra called the meeting to order at 10:13 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 were present. Two residents present and one present via zoom call.

**Approval of Minutes:** A **Motion** was made by Dave and seconded by Diane to approve the September Meeting minutes. **Motion** passed unanimously.

**President's Report:** Dave reported that residents were kept informed throughout the hurricane even though cell and internet service was spotty at times. We were without power for six days. Buildings appeared sound with little issues. Fallen trees and debris the greatest concern. He is working with SAE and Tara Hinze of PMA regarding tree and debris removal. There were two water main breaks one between Montrose and Monarch which was repaired by Sarasota and one at 1730 Celtic which was repaired by a local plumber.

**Treasurer's Report:** Dave reported we are roughly \$15,000 under on the expense side. Dave expressed concerns with the spending on Alliance fire and safety, the manager has been asked to contact the account representative to find out what the expenses are for and we are still waiting for their response. Better communication with Alliance is needed for these charges.

**Managers' Report:** No report at this time due to unexpected circumstances.

### **Unfinished Business:**

- **Stair Painting** – Stair painting was completed and kudos go to the painter (Artran) from Tony's Maintenance for a job well done.
- **Roof Update** – Roof repairs costing \$ 7000.00 were completed which allows Atlas Insurance to continue renewal at replacement cost.
- **1722 Landscaping** – Project is still on the project list. Someone has been contracted to remove rocks before being able to move forward.
- **Flood Light behind unit 203-Flood light was replaced.**

### **New Business:**

- **CD/Annuity opportunity; Truist and Synovus Interest rate environment** Dave reported that he was able to negotiate a CD for \$ 175,000 at 4.3% for 2 years which should net around \$ 15,000.00.

- It was suggested that we should consider only painting the trim, and doors instead of repainting the entire buildings.
- **Budget preparation for 2023** Dave stated to defer to next meeting.
- **Misc, open discussion :** It was mentioned that deductible for Hurricane repair is 2% of total value of buildings which would amount to \$ 23000 per building. Alice will contact Tara Hinze regarding updates regarding fallen dead trees from Preserve that are on condo properties. Dave mentioned that he is looking into better communication with other SAE Presidents so that we may pool buying resources for services. He also mentioned Kensington Preserve is the largest SAE member.
- **Homeowner Comments:**
- Sue mentioned that Artistree needs to take a second look as to how they approach trimming as well as 1714 downspouts not sealed properly and downspouts still overflowing. Suggestion made to look into professional gutter repair service. Also, “inchworms” found in 1714 building after the hurricane. A call will be made to Pest control.
- Reminder that SAE will be having a Sip-n-Dip on October 23<sup>rd</sup> at Clubhouse.
- **Next Regular Board Meeting – November 11, 2022 at 10:00 AM**

**Adjournment:** A **Motion** was made by Dave and seconded by Diane to adjourn the meeting. **Motion** passed unanimously. Meeting was adjourned at 11:38 AM.

Prepared by

Diane Santoro, Vice President

For the Board of Directors at Kensington Preserve