

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: August 11, 2023

Time: 10:00 AM

Place: Via Zoom Video Conference & Clubroom

APPROVED

Call to Order: David Boomstra called the meeting to order at 10:05 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. Three resident present in-person and four present via zoom call. Also in attendance was David Altiero from Sunstate Management.

Approval of Minutes: Motion was made by David B. and seconded by Alice to approve the previous board meeting minutes with corrections. Motion passed unanimously.

President's Report: David Boomstra reported **we're** still working on getting things back into pre-hurricane condition. All the roof project is underway.

Treasurer's Report: Alice reported the Financials are pretty good. We are going a little over budget due to hurricane expenses. We have received around \$5500 interest in Reserves thanks to David B. work in moving funds around.

Manager Report: David Altiero reported that most of the items will be covered in unfinished business.

Unfinished Business:

- 1722 Animals in soffit – David Altiero reported that association does not have a rodent contract with PurCur only a pest control contract. After several attempts to get them out to look at the rodent issue at 1722 he contacted NaturZone. NaturZone will have a technician out this morning. Finch roofing, who was awarded the contract to repair the soffits, has dropped the contract and David Altiero is looking for another vender.
- Work orders - There was a brief discussion regarding the Work Order process. Sunstate will cc the board on all work orders received.

New Business

- Landscape Updates - Alice reported we are working on a two phase project on replace the old shrubs. Phase one will primarily be to replace the shrubs at the four buildings that were affected most by IAN; 1734, 1730, 1722 and 1714. We have received a proposal for Phase One from Artistree in the amount of \$19,093.50.
 - A motion was made by David Boomstra to accept the proposal as presented, seconded by Alice. Motion passed unanimously.
- Insurance Claims Update – We received \$741,000 from the insurance company to go towards the roof replacement and may receive an additional \$150,000.

- Gutter / Gutter Guard Proposal – David Boomstra reported will most likely end up redoing some of the gutters. To redo the gutters is estimated at \$15,000. The gutter guard estimate is around \$18,000.
- Roofing Update – Knight Construction is working with A1 Pro Roofing on the replacement project. Diane is meeting with the roofers every day keeping an eye on the project. 1722, 1730 and 1734 are being inspected today so they can start to install the tiles. 1714 will be started on Monday. The roofers are doing the best that they can cleaning up the site but please be cautious of nails and debris.

Homeowners comments were taken.

- The question came up regarding the possibility of changing the restrictions on dogs. This is being tabled until later in the year.
- There was a discussion regarding the sprinkler being covered by mulch and not working properly. It was stated that those weeping lines in that area and covering them in mulch should not affect them.
- The question came up in regard to grilling. David Altiero stated per Florida Fire Code you cannot use grills within ten feet of the building, and you cannot store propane bottles larger than two and a half pound propane bottle in your unit or garage.

- Next meeting: September 8th, 2023, at 10:00am

Adjournment: A Motion was made by David B. and seconded by Diane to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 11:01 AM.

Prepared by

David Altiero, LCAM

For the Board of Directors at Kensington Preserve