

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: February 9th, 2024

Time: 10:00 AM

Place: Via Zoom Video Conference & Clubroom

Call to Order: The meeting was called to order by president, David Boomstra at 10:00 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 (VIA ZOOM), Diane Santoro, and Alice Schilling were present. Also in attendance was Lauren Wilson MBA, CAM from Sunstate Management.

Approval of Minutes: A **MOTION** was made by Diane and seconded by Alice to approve the previous board meeting minutes from January with the noted corrections from Dave and Diane. All in favor. The **MOTION PASSES** unanimously.

President's Report: David Boomstra gave an extensive report on open items of association business. Dave reported that repainting everything is currently being investigated and this project will be executed this year.

Treasurer's Report: Alice gave a detailed report from the Association's current financials as attached to this corporate record.

Managers' Report: Lauren reported that the stairs at 1714 have been repaired but additional caulking will be done next week. The Bolt repair was still in place. The stairs have been evaluated by 3 contractors and have all said that the stringers will need to be replaced if the bolt repair does not fix the issue. Lauren resent the quotes to the board from United Restoration for repairing with Cedar or a composite. Lauren provided a detailed report on the current Special assessment accounts receivable, there is only one owner that is still passed due. The trees had to be trimmed due to insurance requests. The vendor reported that 41 trees were trimmed. Lauren reported that there have been multiple conversations with the vendor and she is recounting trees to be trimmed and the vendor will come back out to trim any remaining trees that need trimmed.

Unfinished Business:

Preserve Clean Out: Alice gave an update on Preserve. Alice has been in contact with companies that are surveying companies to do the restacking. One of the companies is hesitant to do the staking because it is by a Preserve. Alice is contacting another vendor about doing the staking.

Landscaping: Additional bushes will be replaced on the 26th of February, and they will be doing mulching. The project is close to being completed.

New Business:

Painting: Louis Martinez from Florida Paints gave a presentation on the company and how they make their paints and the history of the company. There is a 10 Year warranty on the painting. Sealing around the window was discussed. It was explained that sealant is applied behind the stucco upon installation of the window. Painters should be doing a sealing at the windows prior to painting but lots of time that is not happening. Louis recommended that you have the painters do another sealing/caulking for all the windows. This is not in the current BID but can be added. The numbers can be removed and replaced by the painting vendor. The board will need to look for a replacement number that can be utilized if the numbers are damaged during the painting process. The process on how to address lanais was discussed. Louis recommended a pre-BID meeting for the vendors and will schedule that soon. The project is anticipated to take about 8-12 weeks. The anticipated start date is May.

Xfinity Contract: September 29th is the date that Xfinity will not renew. Currently the contract is under legal review with Hotwire. Once the contract is finalized it will go to the CEO of Hotwire and it is anticipated that the Contract should be finalized next week. The transition to Hotwire will include Internet with the Cable package which is already in your dues. Upon the change owners will no longer need to pay for Internet on their own. The board will issue additional details on how the transition will be made. The nonrenewal has been sent to Xfinity and they have submitted a renewal proposal.

Pressure washing: Nu Look had to be rescheduled for the 7th and 8th. This project was completed.

Homeowner comments were taken by the board of directors.

An owner reported that there is something on the roof at one of the buildings.

- **Next meeting:** March 8th, 2024, at 10:00am

Adjournment: With no further business to discuss, Diane made a **MOTION** to adjourn the meeting at 11:30am. The motion was seconded by Alice. All in favor. The **MOTION** passes unanimously.

Prepared by

Lauren Wilson, MBA, CAM
Sunstate Management Group
For the Board of Directors at Kensington Preserve