

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: April 12th, 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 10:02 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 present. Also in attendance was Lauren Wilson MBA, CAM from Sunstate Management.

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

President's Report: David Boomstra gave an extensive report on open items of association business. Dave went over items that are available on the website and gave the details on the login for the residents only section of the website. Painting is underway and going well. Please be sure to send in the response form for the Lanai painting project. We want to make sure that no one is left off the list so please let us know even if you do not want your Lanai painted. Forms have been updated on the website for renters. Please be sure to pick up after your dog and dispose of the bags after use. There have been reports that there are bags being left in the bushes. We appreciate your cooperation. Dave reported that the board would like to establish building Captain's to try to help assist with keeping each building informed.

Treasurer's Report: Alice gave a detailed report from the Association's current financials as attached to this corporate record. YTD the association is operating under budget.

Managers' Report: Please be sure to submit your Painting forms so that we have everything logged.

Unfinished Business:

Stair Repair: The permits have been approved for the stair repair.

Preserve Clean Out: Alice gave an update on the Preserve area. SAE paid for the survey that was done. The stakes have been marked to show where the preserve line should be. Andrea Lipstein from Sarasota County will be coming back out on the 17th of April to evaluate the property line and give suggestions on what can be done to clean up the preserve area. She previously suggested that permanent stakes be added to the area.

Xfinity Contract: The transition will be taking place in September. Returning the equipment will be the responsibility of the unit owners. The recommendation was made to take a picture of the Serial number on the equipment you are returning and to get a receipt from Xfinity when you return the equipment.

Fiber optic Update: Diane met with the representative from Hotwire. Access for the WIFI will be through the fiber optics so you do not need to have your boxes and routers in a certain spot. They will

need access to every building, so we need to make sure that the key that is on file is current. There will be a ZOOM call for training that will be sent out and there will also be an onsite training offered in September. Additional details will be sent out.

Landscaping: New plantings have been put in. There is one area that was not mulched. That will be done when the regular mulching is done.

New Business:

Dryer Vent Cleaning: 2 Quotes were presented to the board of Directors. Paradise Dryer vent was \$40 per unit but they did it last year and the board felt not everything was done that was on the list. They did not come into the units. The board requested Lauren to reach out to the vendor that submitted the quote for \$60 per unit and request them to match the price and provide the specs of what was provided from Paradise to be sure that the specs will be covered.

Lanais Panting Response Count: Lauren reported that 17-unit owners have responded. Please send in your form if you would like to have your Lanai painted.

Painting Project Status: A **MOTION** was made by Alice and seconded by Diane to ratify the approval of the Munyan painting proposal as presented. All in favor. **MOTION PASSES** unanimously.

Address Signs: The board is working with Dorsett Signs on the address signs that need to be replaced. The replacement signs will be \$40 a sign. The only signs that are being replaced are ones that are not legible.

Homeowner comments: Comments were taken by the board of directors.

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

Adjournment: With no further business to discuss, Dave made a **MOTION** to adjourn the meeting at 11:14am. 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