

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: May 10th, 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, 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 Diane to approve the previous board meeting minutes from April as presented. 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 things that are being added. Dave reported that the painting project is close to completion. A final walk through will be done after the project is completed. Hotwire will be starting the first phases of the install project. Any updates from the vendor on the transition will be E-blasted to the residents.

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 Fire Sprinkler inspections will be completed today. Lauren also reported that a homeowner portal will be coming that will be added to the Association website and the Sunstate Website. This will give owners more visibility to their account status.

Unfinished Business:

Stair Repair: This will be completed on May 15th. Upon completion the painter will paint the new steps.

Preserve Clean Out: Alice gave an update on the Preserve area. Alice reported that Kensington Preserve can clean up 10 feet back. The permanent staking was discussed. Plans are in place to do staking in the fall.

Dryer Vent cleaning: The board evaluated the updated proposal, and all requests were honored by the vendor. The board is requesting that Dryer Vents be scheduled for the 3rd or 4th week of October. Once scheduled we will Eblast the dates to the residents.

Gutter Repairs: Repairs have been reported to the vendor for them to address. These are being addressed.

Landscaping: It was reported that some of the new plants were removed to accommodate a patio extension from a resident. The plantings have been replanted. The Board discussed that these Types of

projects require board approval. Alice presented a form that will be added to the website that residents **need to fill out to submit for approval prior to the project's commencement.** A MOTION was made by Diane and seconded by Alice to approve the form as presented. All in favor. MOTION PASSES unanimously.

New Business:

Pet Clean Up Policy: There are still used dog waste bags being found around the community. Please be sure to dispose of any pet waste.

Drainage on Celtic Rd from SAE: Dave reported on the project that will be done by SAE on the road in the upcoming weeks.

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

- Next meeting: June 14th, 2024, at 10:00am

Adjournment: With no further business to discuss, Dave made a MOTION to adjourn the meeting at 11:03am. 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