

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: June 14th, 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 Dave and seconded by Alice to approve the previous board meeting minutes from May as presented. All in favor. The **MOTION PASSES** unanimously.

President's Report: David Boomstra gave an extensive report on open items of association business including an update on the status of the painting project. The project is now completed as well as the stair repair and the stairs have also been painted. The road work has been completed in the association. This is not an association item since the association is not responsible for the roads, but it does affect the community. Dave reported that there will be a Zoom meeting and meeting in the clubhouse next Tuesday June 25th at 2:30pm for Hotwire updates. An E-blast was sent with the meeting information and documents from the meeting will be E-blasted.

Treasurer's Report: Alice did not have a report other than what was detailed from the May meeting since we do not have May financials due to the conversion to the new accounting system. Dave reported on the final expenses of the painting project.

Managers' Report: Lauren gave an extensive report on the new Portal that will be added to the Kensington Preserve website. The Portal login is currently on the Sunstatemanagement.com for logging in. Lots of information will be available and added to the website this summer. If you did not receive a portal login, please visit the website and click Sign up.

Unfinished Business:

Stair Repair: This project has been completed and came in roughly \$5,000 under what was expected.

Building Captains: Dave stressed the importance of having building Captains to assist the board of directors to help increase communicating with residents and keeping them informed on things that are happening in the association and help with any issues that arise.

New Business:

1669/780 landscaping project discussion-Phase 2 of 2: Discussion was had by the board on the landscaping plan for the area. Before any plants can be placed the rocks need to be removed. Lauren will get a vendor in touch with Diane to discuss moving the rock.

Preserve Stakes: Metal stakes have been placed to mark the survey lines to establish the Preserve border. A more permanent preserve stake will be considered in the future once the preserve area clean up has been done.

Water leak at 1722: Dave reported that a leak was identified in a landscaping bed by the driveways. This was investigated by the County and determined to be the counties responsibility. The driveway still needs to be repaired and that will be for the county to address.

Irrigation at 1714: Diane reported that there is an area that irrigation does not reach and there are plants dying. Alice will check with the landscaper on what the resolution is for the area.

Identification of tree stump removal from Preserve survey: Investigation is being done to contact vendors about the tree ball removal.

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

- **Next meeting:** August 9th, 2024, at 10:00am

Adjournment: With no further business to discuss, Diane made a **MOTION** to adjourn the meeting at 11:08am. The motion was seconded by Dave. All in favor. The **MOTION** passes unanimously.

Prepared by

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