

# Kensington Preserve of St. Andrews East Association, Inc.

## Regular Meeting of the Board of Directors

**Date:** February 14th, 2025

**Time:** 10:00 AM

**Place:** Via Zoom Video Conference & Clubroom

**Call to Order:** The meeting was called to order by treasurer, Alice Shilling, at 10:01 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 the following Board members present.

David Boomstra (Absent)

Diane Santoro

Alice Schilling

Also in attendance was Lauren Wilson MBA, CAM from Sunstate Management.

**Approval of Minutes:** A **MOTION** was made by Alice to approve the previous minutes from January as presented. The motion was seconded by Diane. All in favor. **MOTION PASSES** unanimously.

**President's Report:** This was tabled due to Dave being absent.

**Treasurer's Report:** Alice gave a report on the current financials as attached to this corporate record.

**Managers' Report:** Lauren Reported on accessing the owner portal and how to submit requests for things that you see around the property that need to be addressed.

### **Unfinished Business:**

**Vent Cleaning Suncoast Dryer Vent Cleaning:** Lauren reported on all the work that was put into scheduling the Dryer Vent cleaning. After 2 no show appointments the decision was made by the Board of Directors to change to a new vendor. Once it is scheduled and details are confirmed with the new vendor we will communicate the new date to the vendor.

**Downspouts project:** Alice reported that the burying of the downspouts directs the water away from the building and the mulch is being investigated.

**Estimate Preserve Phase II/III:** Alice reported that ACI has been contracted to address the Preserve phase II/III.

### **New Business:**

**Committee Appointment Landscaping:** A **MOTION** was made by Alice and seconded by Diane to appoint Mark Johnson, John Ciardi and Rea Johnson to the landscape committee. All in favor. **MOTION PASSES** unanimously.

**Continuing Landscaping Design at various buildings:** Alice reported on landscaping enhancements that are scheduled around the community.

**SAE President's Meeting Financials:** Alice reported on updates from SAE that they will be doing some updates; they will be doing some roof updates and some road updates. Alice reported they mentioned there may be a special assessment from the SAE board of roughly \$500 per unit.

**Artistree new Manager:** Alice reported that she has been in contact with the new manager Kevin, and the transition is going well, and Kevin seems like he will be able to do a good job.

**Trash totes:** The New Trash cans should be here by the end of March. Once you have your new trash you can dispose of your other trash can by putting a sign on the can or putting the old can in the new can for disposal. Trash will not be picked up in the old cans once the Trash Day may change from Friday. If it does change, we will communicate that information.

**April KP Clubhouse gathering:** Diane reported that there is interest in having another gathering similar to the one last year. The gathering will be in April close to the Board meeting date. Once the date and details are finalized, we will eblast the information to the community.

**If you see something...say something:** If you see something that needs to be addressed around the community, please put in a workorder on the association website <https://www.kensingtonpreservecondo.com/>.

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

- **Next meeting:** March 14th, 2025, at 10:00am

**Adjournment:** With no further business to discuss, Alice made a **MOTION** to adjourn the meeting at 11:55am. The motion was seconded by Diane. All in favor. The **MOTION** passes unanimously.

Prepared by,

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