

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: March 14th, 2025

Time: 10:00 AM

Place: Via Zoom Video Conference & Clubroom

Call to Order: The meeting was called to order by president, David Boomstra at 10:01 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 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 to approve the previous minutes and seconded by Diane. All in favor. **MOTION PASSES** unanimously.

President's Report: David Boomstra gave an extensive report on open items of association business including maintenance items that have been addressed. There was another backflow that had to be replaced and rebuilt.

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

Managers' Report: Lauren reported on the Fire Sprinkler inspection that is currently underway and the progress of the Dryer Vent cleaning project. Lauren reported on additional items of repair that have been addressed that are the association's responsibility. 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 3/12-14: The vent cleaning project is finishing today. They anticipate finishing all the cleaning of the Dryers in the unit today. Monday they will replace any exterior vent caps that are in need of repair.

Preserve phase II recap: Alice reported on progress of the Preserve Phase II project.

New Business:

Expense MGMT for 2025: Dave reported on plans for maintenance expenditures in 2025 to include pressure washing the sidewalks if needed.

Units for sale: Dave reported on the units that are for sale in the community.

Landscaping/irrigation: Alice reported on communication and performance of Artistree since changing account managers. The irrigation is now handled by a different reporting manager, not the same as the one that manages the crew. Alice recommended that this year they consider getting quotes on Landscapers.

A **MOTION** was made by Dave and seconded by Alice to approve the \$600 landscaping quote for improvements. All in favor. **MOTION PASSES** unanimously.

KP Pool gathering in April/May: Dave reported that the pool gathering will be April 5th. Additional details will be sent out regarding the gathering.

Pool Rules: Diane reported on the new sign that is at the pool. KP is not responsible for the pool, but feedback was discussed that supervision of children under a certain age should be addressed on the sign.

See something.... say it to your Board: Dave reported that if you see something in the community, please report association related items to the Board of Directors.

Volunteer community of KP-tools, storage: The need for storage of tools, etc. for the association is needed. Options were discussed by the board of directors. If you are willing to volunteer to store some items for the association, please contact the Board of Directors.

Trash Day: Diane reported that the new Trash Day will be Thursday.

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

- **Next meeting:** April 11th, 2025, at 10:00am

Adjournment: With no further business to discuss, Alice made a **MOTION** to adjourn the meeting at 10:54am. 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