

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: May 9th, 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 10:00 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 Diane and seconded by Alice to approve the previous minutes as presented. All in favor. **MOTION PASSES** unanimously.

President's Report: David Boomstra gave an extensive report on open items of association business including

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

Managers' Report: 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. If you need your login information, please email info@sunstatemanagement.com.

Unfinished Business:

Welcome Packet/Process Update: Diane reported on updates that will be made to the welcome packets.

Palm Tree Trimming Update: Lauren Reported that she is getting a quote from a tree vendor on Tuesday and will send the information to that Board of Directors once it has been received.

Dryer Vent Replacement: Alice reported that the invoice has been received from the vendor on the units that need the repairs done and each unit owner will be invoiced separately for the repairs that are the unit owner responsibility.

1722 Driveway Completion: Alice reported that the county has completed the repair and replaced the driveway.

New Business:

Special Assessment St Andrews East: Dave reported that the SAE Board of Directors will be adopting a Special assessment that the association will be obligated to pay to the SAE master association that will be due in July. This item was not budgeted for and therefore there are no funds in the association to cover this so therefore Kensington Preserve will be sending out information regarding a Special Assessment to cover the funds that will be required to pay the Master Association. The Special

Assessment is anticipated to be \$446.70 per unit owner. More information will be sent out with the notice for the next meeting.

Preserve Beautification Progress: Alice reported on the status of the Preserve Beautification project.

SAE Board: Dave reported on changes that have occurred on the SAE Board of Directors.

Plant Installation: Alice reported on the completion of the plant installation.

Common Area Landscaping: Alice reported on the condition of the common area landscaping.

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

- **Next meeting:** June 13th, 2025, at 10:00am

Adjournment: With no further business to discuss, Diane made a **MOTION** to adjourn the meeting at 11:31am. 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