

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: November 14th, 2025

Time: 10:00 AM

Place: Via Zoom Video Conference & Clubroom

Call to Order: The meeting was called to order by President Dave 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 Dave Boomstra Diane Santoro, present and Alice Schilling on Zoom. Also in attendance was Gina Fouquet, LCAM, CMCA from Sunstate Management.

Approval of Minutes: A **MOTION** was made by Diane to approve the previous minutes and seconded by Alice with the change December to November. **Motion carried unanimously.**

President's Report: David Boomstra reported that it has been relatively quiet. Landscaping committee will be doing plantings. Expenses are pretty lined up with the budget. The manager was let go at Artistree and now we have a new manager that we are working with. We are walking the property with the Artistree today to see how much the downspout project will cost. The savings on Insurance is around \$5000. The \$200,000 cd has now been renewed at 4% interest.

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

Managers' Report: - Gina reported that the soffit repair has now been completed. We have been having issues getting contractors out to bid on projects.

Unfinished Business:

- **Downspout project 2026 – discussion with landscapers** – Artistree will be here around 11:15 a.m. to walk the property.
- **Other-Plant and Landscaping updates, Palm trimming** – Alice and Sue stated that there were 132 palms around the preserve and the quote to trim those was around \$10,000. Alice and Sue are working on quotes for trimming palms.
- **Insurance renewed at the end of October_ Savings vs 2025** – Dave mentioned in the Presidents report.

New Business:

Dave discuss a few reminders as we have some new owners: From the Rules and Regulations Owners shall not...

- (17) Lease a unit for period of less than three months.
- (18) Allow any animals to be kept in the unit other than one dog or one cat, caged birds, and small marine animals in aquariums, all of which shall be kept in conformity with the rules and regulations of the board of directors of the Association, provided that in the event any animal becomes a nuisance to the other unit owners in the sole opinion of the board of directors, such

animal shall be removed from the unit immediately; or allow any authorized pets to use the common elements except when on a leash accompanied by its owner then only so long as the pet does not make a mess or otherwise disturb the common elements.

- **Flamingo gatherings eblast forthcoming.** – They are on Sunday afternoon at 5:00 p.m. If you see 3 flamingoes in front of a person's home there is a driveway getaway.
- **Dave reported that Nancy retired from the SAE Board.** The SAE did have their annual meeting.
- **Feb 13, 2026 Fision Training, please RSVP when email is received from Hotwire** – Sunstate will be sending a reminder eblast out before the training.

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

- **Next meeting:** December 12th, 2025, at 10:00am

Adjournment: With no further business to discuss, Alice made a **MOTION** to adjourn the meeting at 11:03 a.m. The motion was seconded by Dave. All in favor. The **MOTION** passes unanimously.

Prepared by

Gina Fouquet, LCAM, CMCA
Sunstate Management Group
For the Board of Directors at Kensington Preserve