

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

## Regular Meeting of the Board of Directors

**Date:** January 9th, 2026

**Time:** 10:00 AM

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

**Call to Order:** The meeting was called to order by President Dave Boomstra at 10:06 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 Diane Santoro, present and Dave Boomstra 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 Dave with the change to November. **Motion carried unanimously.**

**President's Report:** David Boomstra reported that we had the budget meeting and the budget passed. We have money in the bank.

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

**Managers' Report:** - None

### **Unfinished Business:**

- **Downspout project 2026 update\_– discussion with landscapers** – Dave reported that for the downspout project there will be some money spent.
- **Other-Plant and Landscaping updates, Palm trimming** – Alice and Sue are looking at some vegetation for the preserve.

### **New Business:**

#### **A few reminders as we have some new owners: From the Rules and Regulations.**

- (21) Enclose or further improve a lanai or patio without the written consent of the board of directors as to installation and design of the enclosure. Once any such improvement or enclosure is installed, maintenance thereof shall be the sole responsibility of the unit owner.
- (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.
- **Clubhouse gatherings** – Nancy is the main point of contact.

- February 13, 2026 is the Fision Training. It will be approximately an hour and will be after the board meeting. Diane will put out flyers to each owner as a reminder of the training as well as Sunstate send out eblast.
- Diane would like to remind owners that there is a 3-month leasing minimum.

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

- **Next meeting:** February 13th, 2026, at 10:00am

**Adjournment:** With no further business to discuss, Diane made a **MOTION** to adjourn the meeting at 10:27 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