

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: March 6th, 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 10:03 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, Dave Boomstra, and Alice Schilling present. 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. **Motion carried unanimously.**

President's Report: David Boomstra reported that the financials are looking great. Dave thanked all owners that had done work with the landscaping. He asked the owners to just be aware of people not having a key to the pool, so they walk through the clubhouse to go out the back door. Some people are walking through with their wet bathing suits, and some leave the front door of the clubhouse open.

Treasurer's Report: Alice gave a report on current financials as attached to this corporate record. At the end of February there was approximately \$60,000 in operating. Between operating and reserves there was a total of \$472,536.59. There was \$475.00 of interest from the reserves. Mulch will be installed at the end of the month at \$4593.

Managers' Report: - Gina reported that owners will need to look in their spam folders right now for the eblasts from Sunstate if they are not in your inbox.

Unfinished Business:

a. Preserve project update – Alice discussed that the landscaping committee has been trimming a lot of bushes and removing unwanted items. Once the gutters are extended to take care of the water situation, the mulch will then be distributed. Planting along preserve line. Alice and Sue will be looking into the plants.

A motion was made by Denise and Jim Metcalf to the landscaping committee, seconded by Dave.
Motion carried unanimously.

b. New owner Welcome revisited-closing dates, move in process – Dave reported if a unit is sold, the application will then go to the board so they can review it. At closing, the new owners will get a packet that includes rules and regulations, guidelines, and the keys if available. Diane will also give the new owners the handbook.

New Business:

- a. Landscaping restrictions, guidance – Alice reported that removing shrubs that Kensington Preserve didn't put in took a lot of time that previous owners had put in. If you would like to have plants in the ground, please run it by the committee, or there can be plants in pots.
- b. Property activity/work and future steps - Please see Landscaping restrictions and guidance.
- c. 1714 Stairs – Dave reported that there was a new stringer installed for the stairs. They had been separating.
- d. Gutter clean out/inspection – The gutters will be cleaned out in the next month or two. Dave stated that we will shop around for prices on the gutter clean out.
- e. Rental restriction discussion – The restriction is 3 months minimum. The board will talk with attorney to see about a restriction on how many times a year, a unit can be rented.

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

- **Next meeting:** April 10th, 2026, at 12:00pm

Adjournment: With no further business to discuss, Diane made a **MOTION** to adjourn the meeting at 10:55 a.m. The motion was seconded by Alice. All in favor. The **MOTION** passes unanimously.

Prepared by

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