

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: April 10th, 2026

Time: 12:00 PM

Place: Via Zoom Video Conference & Clubroom

Call to Order: The meeting was called to order by President Dave Boomstra at 12:00 PM

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 Alice to approve the previous minutes and seconded by Diane. **Motion carried unanimously.**

President's Report: David Boomstra reported the CD through Synovus has made Kensington \$24,000 of interest in the last 3 years. There is also a CD at Truist bank which is the operating bank. Artistry has changed their policy, which is where we always bought our shrubs, bushes, etc through them, no longer has the lifetime warranty. It is only 90 days now. Dave thanked everyone that was involved with the downspout project.

Treasurer's Report: Alice gave a report on current financials as attached to this corporate record. At the end of March there was \$53,770 in operating. The reserves balance was \$412,277. Between operating and reserves there was a total of \$466,047. Outstanding to still pay is the Fire Alarm Panel, which is \$2826, and the mulch is \$4500.

Managers' Report: No Report

Unfinished Business:

a. Gutter Downspout project – There were issues with some units that the water was backing up into the garages. Alice had 3 gutter companies come out, and every one of them stated that they should have been buried. The first quote just for the garage work was \$5,310. The second quote was for \$3,081. The third quote was for \$1700. The company that wanted \$1700 is the company that we went with. We asked them to quote the other buildings, but just the garage areas. He came in for the whole things at \$3400 for 4 buildings.

b. Landscaping – Alice walked around with Troy, and Troy stated that in the preserve if all the sticks were picked up, the mowers would be able to go mow there. Next year, will plant a little bit along the preserve that will grow naturally. Once the gutter project is completed, the mulch will be put down. There should be about a couple of more weeks, and the gutter project will be complete.

c. Plantings in rear of buildings – 20 plants were planted at the back corner of the preserve this morning.

New Business:

a. Update to Handbook: postal key, garbage containers/barrels/cans –

- Empty containers should be brought in from the curbs and returned to the garage on the day of collection.
- If disposing of large boxes, they must be broken down, flattened or cut up and placed in the recycling container. Call ahead of time, before Thursday, and make sure they are broken down.
- FCC Environmental Services handles the South Waste Service Area (Kensington Preserve). 941-557-5040
- Key replacement for the mailbox, the owners will need to go to the main post office, bring proof of ownership of your condo, and your driver's license. There is a fee of \$35.00. The postal service will send out a locksmith and put it on. You will receive 2 new keys, it will take 5 to 7 days

b. Legal document review; updates, investment policy – Dave reported that the documents are 20 years old. Dave is looking into updates and investment policy. Dave will go with the attorney.

c. Truist Investment Account – Dave will be contacting Truist about the interest rates on the CD.

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

- **Next meeting:** May 8th, 2026, at 12:00pm

Adjournment: With no further business to discuss, Diane made a **MOTION** to adjourn the meeting at 12:45 p.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