

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: May 8th, 2026

Time: 12:00 PM

Place: Via Zoom Video Conference & Clubroom

Call to Order: The meeting was called to order by Alice Schilling at 12:06 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 and Alice Schilling present. Dave Boomstra was absent. 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: Alice reported that Dave met with the attorney about rewriting the investment policies, for protection for the association.

Treasurer's Report: Alice gave a report on current financials as attached to this corporate record. At the end of April there was \$72,863.78 in operating. The reserves balance was \$426,187.75. Between operating and reserves there was a total of \$499,051.53. We had the unexpected expense, the Fire Alarm Panel, which is \$2826, and the board expects other panels to go out in some other buildings because they are the original fire alarm panels. Next year we will need to put money aside for this. We received \$1255 of interest in the reserves up to this date.

Managers' Report: No Report

Unfinished Business:

a. Preserve planting recap – Diane and Alice went to get some prices on more plantings. There was a dead palm tree that Artistree put in last year and to replace it would be \$900. The board decided not to replace the tree, there is still a tree that was next to the dead palm. Next to 1730 a palm tree lost in Hurricane Ian, and the owner has been asking for replacement. You can't plant a palm tree if a diseased palm tree was there before. The finish with 1730 and 1734, we were quoted for a tree and a couple of shrubs. \$1349.

Alice made a motion to spend \$1349.50 to have 1730 and 1734 in the front fixed, seconded by Diane. **Motion carried unanimously.**

b. Next steps for preserve beautification – There were plants planted behind Celtic. Diane waters them every other day by hand with a bucket. Planting natural habitats plants behind the plants that were planted. This will probably wait until next year.

New Business:

a. Purcor contract; buildings 3 times/yr 5/5 most recent; owners as needed – Diane reported we are with Purcor for pest control. If an owner has any kind of pest, go to Sunstate and put in a work order. This will be sent to the board, and the board will get someone there to take care of it.

b. Board President meeting with PMA – Diane reported that went to the meeting at PMA. There were three things that were talked about. They are refurbishing the ponds. They have done 14 out of 21 ponds. Another topic was insurance. Also, new owners and fees. They also spoke about Hurricane Preparedness. We are now in zone B, not zone C anymore. The last thing is the grates on the street. If you are walking and you see that the grates are covered, please clear them so that it doesn't block the water.

c. Impact Fire sprinkler inspection 5/15 12:00 – 4:00 pm Annual

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

- **Next meeting:** June 12th, 2026, at 10:00am

Adjournment: With no further business to discuss, Alice made a **MOTION** to adjourn the meeting at 12:38 p.m. The motion was seconded by Diane. All in favor. The **MOTION** passes unanimously.

Prepared by

Gina Fouquet, LCAM, CMCA

Sunstate Management Group

For the Board of Directors at Kensington Preserve