

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

## Regular Meeting of the Board of Directors

**Date:** July 10th, 2026

**Time:** 10:00 AM

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

**Call to Order:** The meeting was called to order by Dave Boomstra at 10:05 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 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 Alice to approve the previous minutes with correction and seconded by Dave. **Motion carried unanimously.**

**President's Report:** Dave reported that there is \$28,000 operating cash at the end of the 2<sup>nd</sup> quarter. Dave worked with the attorney to write an investment policy. This policy outlines what the reserve funds can be invested in and what they can't be. If the board wanted to go outside of the investment types, then the board would need approval from the owners in association. We can invest in CD's, government money markets, money market funds, but no stocks and individual bonds. It also outlines the goals of investment, such as preserving capital, and providing a fair return. It is a 3-page document. It will be incorporated into our legal docs as it is a resolution. It will also be on the website.

Alice made a **MOTION** to adopt the resolution for the investment policy, Dave seconded. **MOTION** carried unanimously.

Dave reported that we will probably have to increase the budget with the fire alarm systems, the ones we have now are 20 years old. There were a couple that went and were not budgeted for. We will be making it up in other areas. For next budget we will have to bump it up a little bit.

**Treasurer's Report:** Alice gave a report on current financials as attached to this corporate record. At the end of June there was about \$28,000 in operating. The reserves balance was \$427,122.23. Alice said at the 6 month point we are great.

**Managers' Report:** Gina asked if any homeowner is still having issues getting their eblasts.

### **Unfinished Business:**

- a. Landscaping ongoing with plant replacement, some palm trimming at 1730 – Alice stated that the Bamboo trees were taken care of.
- b. Preserve planting replacement by Artistree..done? – Jatrophas was going to be replaced. The next thing to decide is whether we are going to put plantings on the inside border of the preserve. You will need to use the same plants that are growing in the preserves.

c. Legal has reviewed our governing documents. They are adequate and standard – Dave reported that – The documents are 20 years old. The attorney stated the docs are in good standing and were reviewed by legal counsel.

**New Business:**

a. Roof repairs, Colonial...780 and 1669 repairs – Dave reported that a big branch fell on the tile on 1669. 780 also had issues. Dave stated that Colonial roofing came out to do the repairs. The board had saved tiles and put them in a storage facility. The board was able to get Colonial to go over to the storage facility and use the tiles we had there because it was a match, and the job cost under \$1000.

b. Contractor to look at gutter guards at 1714. Other buildings are good – Nu Look identified that we had some gutter guards that were missing. On 1714 there were section of gutter that did not have gutter guards. Alice recommended someone that came and repaired those gutter guards and did a good job.

c. Roofs and gutters cleaned by Nu Look

d. Will need to soft wash roofs next year and budget – We did not need to do this the last couple of years because they were new and saved about \$15,000 doing that.

e. No August Meeting

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

- **Next meeting:** September 11<sup>th</sup>, 2026, at 10:00am

**Adjournment:** With no further business to discuss, Alice made a **MOTION** to adjourn the meeting at 10:36 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