

Kensington Preserve @ St. Andrews East Condominium Association, Inc.
ANNUAL MEMBERSHIP MEETING
MONDAY, DECEMBER 3, 2018
AT ST ANDREWS EAST CLUBHOUSE

CALL TO ORDER: Rich Orchulek called the meeting to order at 7:00 PM

CONFIRMATION OF QUORUM BY PERSON AND PROXY: 7 Owners were present and 23 proxies received in time for the meeting.

PROOF OF NOTICE OF MEETING: The notice was posted on the property by Susan Raymond and an affidavit was produced.

OFFICER/COMMITTEE REPORTS: Jim Ferguson requested a meeting with Matt Hinshaw from Jenson & Sons after the first of the year so that the gutter project can get underway. Susan Raymond will make the arrangements. Discussion was held on the repair in 1669 Monarch unit #202 for the floor crack repair. That work was completed by Creative Resurfacing out of Sarasota.

APPROVAL – MINUTES OF 2017 ANNUAL MEETING: Motion to accept by Diane Santoro and seconded by Jim Ferguson. Motion carried unopposed.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Announce 2018- 2019 Board Members: Rich Orchulek, Jim Ferguson and Diane Santoro

Reserve Funding: 20 Votes for Partial Funding and 3 Votes for Fully Funding the Reserves.

Carryover of funds: 22 Yes Votes to Carryover and 1 No Vote.

Questions by Owners:

There was discussion on the Preserve areas being overgrown and foliage leaning out onto the community grounds. Susan Raymond commented that she has spoken to one of the volunteers that is working on this clearing project. They plan to come into the environmental areas and start clearing out the invasive species that have grown in there. The clearing should allow the residents to observe the many birds and animals that live in there.

Diane Santoro, Pat Magennis and Susan Fantaroni are working on a new Owners Handbook and planning newsletters.

ADJOURNMENT: With no further business to discuss, Diane Santoro motioned for adjournment. Seconded by Jim Ferguson, the meeting was concluded at 7:41PM.

Respectfully submitted,

Susan Raymond LCAM