

Kensington Preserve @ St. Andrews East Condominium Association, Inc.
BOARD OF DIRECTORS MEETING
FRIDAY, JANUARY 18, 2019
AT 11 AM AT 1702 CELTIC CLUBHOUSE

CALL TO ORDER: Rich Orchulek called the meeting to order at 11:00 AM.

CONFIRMATION OF QUORUM AND PROPER NOTICE: Directors: Rich Orchulek, Diane Santoro. Absent: Jim Ferguson. Owners: John Cross, Richard Davis, Bob Cheeley, Donna & Joe Castellano, Pat Magennis. Susan Raymond from Argus Management of Venice, as manager and recorder of the minutes. The notice was posted on the property by Susan Raymond.

ATLAS PRESENTATION: Tabled until next meeting due to a scheduling conflict for the agent.

APPROVAL OF MINUTES: Rich Orchulek made a motion to accept the minutes of October 11, 2018 and was seconded by Diane Santoro. Motion carried.

OLD BUSINESS:

a) Gutter replacements: Jansen & Sons will begin the work in the next few weeks. Rich Orchulek met with Matt Hinshaw from Jansen and reviewed the proposal to make sure that all the areas that need work are covered.

b) Handbook & Newsletter: Diane Santoro, Susan Fantaroni and Pat Magennis will be working these projects over the next few weeks.

c) Backflow testing: Hooper's Backflow did the annual testing and sent the results to the county as required.

NEW BUSINESS:

a) Money markets/ CD's: Jim Ferguson will report on this at another meeting.

b) 1722 #101 rental: Motion by Diane Santoro to approve the rental was seconded by Rich Orchulek.

c) Comcast contract: Rich Orchulek will do some research and report back on the options.

d) other items considered for 2019:

- Shutters on each building need to be refastened where they are coming loose.

Owner Comments: John Cross will buy 3-4 bags of white gravel to finish over at 1722. Artistree needs to weed out the Mexican petunias by 1722. They are overtaking the hollies.

Board Comments: Nothing else at this time.

The next Meeting will be determined at a later date in February.

ADJOURNMENT: Motion made by Rich Orchulek to adjourn the meeting and seconded by Diane Santoro. Adjourned at 11:50 AM.

Respectfully submitted,
Susan Raymond LCAM