

Kensington Preserve @ St. Andrews East Condominium Association, Inc.
BOARD OF DIRECTORS MEEETING
THURSDAY, MARCH 14, 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 and Jim Ferguson. Absent: Diane Santoro. Owners: John Cross, Sue Fantaroni, Bob Cheeley. Susan Raymond from Argus Management of Venice, as manager and recorder of the minutes. The notice was posted on the property by Susan Raymond.

APPROVAL OF MINUTES: Rich Orchulek made a motion to accept the minutes of February 14, 2019 and was seconded by Jim Ferguson. Motion carried.

OLD BUSINESS:

- a) **Handbook:** Diane Santoro and Susan Fantaroni submitted their draft to the Board for their review. Once it is ready to go, it will be printed and distributed to all residents. A more in depth version will continue to be developed but a Quick edition is needed for renters and guests as well as owners.
- b) **Gutters and downspouts:** Rich Orchulek, Diane Santoro and Susan Raymond did a walk thru inspection with Matt Hinshaw of Jansen & Sons. A punch list was developed and the work will be completed as soon as their schedule allows. Any damaged screens will be replaced by Jansen.
- c) **Money Markets & CDs:** Rich Orchulek and Diane Santoro met with Barbara O'Grady from Argus. \$50,000 was put into a Money Market at 1.90% and \$135,000 was placed in an 18 month CD at a rate of 2.71% due on 3/26/20.
- d) **Tree trimming behind Celtic buildings:** Susan Raymond will make an appointment to walk the areas with Alan from ArtisTree before the next trimming so that all problem areas can be addressed. Joh Cross mentioned that the trim crews are going too harsh on the plants and killing them. Since the new stakes were put in the Preserve, there are 5 palms on KP property that will need to be trimmed. They have been missed for quite some time until it could be determined whose was responsible for their care.

NEW BUSINESS:

a) **tree replacement at 780 Montrose:** Motion by Rich Orchulek and second by Jim Ferguson to replace the dying bush that is by the transformer box in the yard and replace it with 3 wax myrtles at a cost of \$410.55. Motion carried.

b) **Any landscape or community concerns:**

- Giovanna Marcone would like an opinion on the crack on her floor tiles and the vanity is starting to come off the wall. Susan Raymond will call Chris Raymond at Creative Restorations to see if they will have a look at it. DMK Engineering looked at it last year and said it was not a structural issue so will get a second opinion for her.
- Hoskins has quoted a cost of \$2100 to spray for mole crickets which are tunneling by the sidewalks. ArtisTree will be spraying the grounds and will see if they can eradicate them as part of their contract. Will report at next meeting the results.

Owner Comments:

John Cross mentioned some items to be included on the walk around with ArtisTree: Mexican Petunias removed from the bushes, pygmy palm needs trimmed, ferns need cut back, get rid of pots outside.

Board Comments: Nothing else at this time.

Next Board Meeting: Planned for April 19, 2019 at 11 AM at the Celtic clubhouse.

ADJOURNMENT: Motion made by Rich Orchulek to adjourn the meeting and seconded by Jim Ferguson. Adjourned at 11:40 AM.