

Kensington Preserve @ St. Andrews East Condominium Association, Inc.
BOARD OF DIRECTORS MEETING
Friday, October 23, 2020 @ 11 AM
Zoom Conference

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

CONFIRMATION OF QUORUM AND PROPER NOTICE: Via Zoom: Richard Orchulek , Dave Boomstra and Diane Santoro. Owners: Bob Cheeley unable to connect. 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: *D Santoro made a motion to accept the minutes of September 25, 2020 and was seconded by D Boomstra. Motion carried.*

OLD BUSINESS:

- a) **Repairs to 1669 Monarch #201:** Colonial Roofing has made the repair. Bruce Axtman will be the contractor to make the inside repair. He will coordinate the repair with Rich Orchulek since Owner is unable to travel to Florida. He also has a home watch person that will assist.
- b) **Pressure washing week of November 8th:** Outside of the buildings will be cleaned.
- c) **The palms were trimmed this week and mulch coming soon.**
- d) **Handbook revisions:** D Santoro will work with Sue Fantaroni to get those done.

NEW BUSINESS:

- a) **Approve 2021 Budget for mailing:**
Motion by D Santoro to mail the Proposed 2021 budget to the membership in the Second Annual Meeting notice. Seconded by D Boomstra, the motion carried unopposed
- b) **Volunteers for the Landscape Committee:** D Santoro, Sue Fantaroni, Bob Cheeley are the committee volunteers that are on property. New Owner, Alice Shilling has expressed an interest in working on her building updates at 1734 Celtic. She will be contacted by Diane.
Quality Wire Works: R Orchulek reported that Bob Crowell has been out to check the lights. D Santoro mentioned that there is still a light out at 780 Montrose. Rich will check it out to see if it is just a bulb. He has the replacements in his garage.

OWNERS COMMENTS: Nothing at this time.

BOARD COMMENTS: Rich announced that he will be moving out of Kensington Preserve in January. He will continue on the Board until a replacement is appointed unless someone else runs for the Board now. Diane is running again and Dave has 1 more year.

NEXT MEETINGS: Next Board meeting: TBD if there is business that needs to be conducted.

ANNUAL MEETING: DECEMBER 7, 2020 AT 7 PM VIA ZOOM. INFORMATION FOR COMPUTER AND PHONE ACCESS WILL BE SENT WITH SECOND NOTICE. PROXIES MUST BE RECEIVED IN THE ARGUS OFFICE TO ESTABLISH A QUORUM.

ADJOURNMENT: Motion made by R Orchulek to adjourn the meeting and seconded by D Santoro. Adjourned at 11.24 AM.

Respectfully submitted,
Susan Raymond LCAM