

Kensington Preserve @ St. Andrews East Condominium Association, Inc.
BOARD OF DIRECTORS MEETING
Monday, January 18, 2021 @ 2 PM
Via Zoom Conference

CALL TO ORDER: Dave Boomstra called the meeting to order at 2:06 PM

CONFIRMATION OF QUORUM AND PROPER NOTICE: Via Zoom: Dave Boomstra, Alice Schilling and Diane Santoro. Owners: Carol Arthur Carroll. 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 October 23 as presented and with the change of the appointment of Alice Schilling to Treasurer and was seconded by A Schilling. Motion carried.*

OLD BUSINESS:

- a) **Quick Handbook:** Will be updated to include the new security company phone number, new procedure for getting pest control through Hoskins, new Board and other items of interest. It will be put on the website. All units should have a copy for reference by owners and guests.
- b) **ArtisTree proposal to finish 780 Montrose plantings:**
Motion by D Boomstra and second by D Santoro to approve the proposal for \$290.55 Carried unopposed.
- c) **Projects completed and upcoming:** D Santoro would like Alan to look at the irrigation at 1714 and 1722. A monthly system check is done by ArtisTree. Manager will get a schedule to find out when they have the next one scheduled.

NEW BUSINESS:

- a) **Atlas Insurance presentation by Tommy Kochis:** Tabled until February
- b) **Dryer Vent Cleaning:** Needs to be scheduled. If the owners do not get their units done this round, they must submit proof that they paid for the service.
Motion by D Boomstra to use operating account funds to fund the vent cleaning project to ensure no fire hazards exist. Second by A Schilling, the motion carried unopposed.
Action Item: Manager will contact Paradise Vent Cleaning to get a date.
- c) **1730 & 1734 Landscape Refresh:** Manager is meeting with Alan from ArtisTree. D Santoro has the Native Florida Planting booklet. She will share it with A Schilling and anyone else interested in helping.
- d) **Violations and how to handle them:** Manager will send out the Restrictions; in an effort to get some things taken care of. Too many flowerpots on the landing and fishnet attached to the screen at one unit. Too many other pots and items outside that should be moved to the lanai. The Board will continue with the current process of the property manager sending the initial notice to owners who are in violation and if/when no action is taken a second letter will be sent by the board to the owner as a form of escalation notice.
- e) **Outside use of limited common areas:** Manager explained that no one unit can change the outside usage of any building. The Association owns all areas that are outside the actual unit, It cannot be changed to accommodate one unit per the Florida Statutes for 718.
Discussion: 1734 Celtic #102 is having an issue with smelly and discolored water coming into the unit. None of the other unit are being affected. The county told the owner that they are not responsible for the quality of the water after it leaves their facility. Manager will call Matt Wittman from Professional Plumbing and have him arrange an appointment to check out the problem.
- f) **Seasonal Rental Approval for 1722 #103:** *Motion by D Santoro and second by D Boomstra. Motion carried unopposed.*
- g) **Touch up painting:** Manager will get an estimate from Bruce Axtman to do the touch up painting needed after the pressure washing. Columns and steps are needing repainted.
- h) **Approval of 2021 Argus Management contract:** *Motion by A Schilling and second by D Santoro. Motion carried unopposed.*

OWNERS COMMENTS: None

BOARD COMMENTS: Signature cards for Association bank accounts: Argus has ordered them from the bank. Alice and Diane will be the signers for 2021.

D Santoro wants to meet with Alan to have a look at the trimming that was done by Bushwackers back behind 1722 and 1734 Celtic. She feels the job wasn't done very well.

Action Item: Manager will make the arrangements to have ArtisTree look at it.

NEXT MEETINGS: Next Board meeting: February 15, 2021 at 2 PM.

ADJOURNMENT: *Motion made by D Boomstra to adjourn the meeting and seconded by D Santoro. Adjourned at 3:12 PM*

Respectfully submitted,
Susan Raymond LCAM