

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: June 23rd, 2021

Time: 10:00 AM

Place: Via Zoom Video Conference

Call to Order: David Boomstra called the meeting to order at 10:03 AM

Proof of Notice: Proof of notice was given in accordance with FL statute 718 and the association documents.

Determination of Quorum: A quorum was established with David Boomstra, Diane Santoro, and Alice Schilling all present. Also present were Michelle Thibeault and Sean Noonan from Sunstate Management.

Approval of Minutes: A **Motion** was made by Alice and seconded by Diane to approve the April meeting minutes. **Motion** passed unanimously.

Unfinished Business

- **Insurance Appraisal** – Dave reported the appraisal value of KP property has increased and the budget will be revised to reflect the changes in insurance costs.
- **Handbook Revisions** – Sean will send 3 handbooks for Diane to review
- **Roof Cleaning** – the roofs have been cleaned and Colonial Roofing has replaced a vent. Sean has contacted Gulf Coast Restoration for interior remediation. Dave instructed Sean to get a roof inspection, provided the cost is less than \$500.00 the Board has approved the expense. Dave reported the damage is under the insurance deductible so the cost will be paid from the maintenance account.
- **Column Painting** – Dave instructed Sean to get bids for painting the columns.
- **Landscaping** – Diane reported the grass next to her building is dead along with several other areas. The irrigation wasn't working and Artistree should be contacted to see what can be done.

New Business

- **Banking Update** – Michelle reported on the upgrade to the email system. Sunstate is waiting on financials from previous management. Sunstate has requested Argus continues writing checks until June 30. Lengthy discussion was had on banking turnover.
- **Financials from Previous Management** – lengthy discussion was had regarding timeliness of documents being turned over to Sunstate.
- **Website Update** – Michelle reported the website will be up and running in 30-60 days. Work order requests will be available to Sunstate and Artistree on the website.
- **Project List** – Sean will be adding emergency contacts to the existing vendor list. Sean will inspect the rear garage door drainage.
- **Pool Update** – Diane reported the pool has been filled and she is hopeful the pool will be open in about a week.

Owners Comments – Liz asked a question about ACH payments. Dave reported no banking changes have been made.

Next Regular Board Meeting – July 19th, 2021 at 2:00 PM

Adjournment: A **Motion** was made by Dave and seconded by Alice to adjourn the meeting. **Motion** passed unanimously. Meeting was adjourned at 11:03