

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: September 8th, 2021

Time: 2:00 PM

Place: Via Zoom Video Conference & Clubroom

Call to Order: David Boomstra called the meeting to order at 2:00 PM

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 was Sean Noonan from Sunstate Management.

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

President's Report: Dave reported the financial are looking good at this point. Lengthy discussion was had regarding sod and irrigation. Dave worked with Steve Michael (former President of KP and current President of SAE) to determine how the reserves were established, when the buildings were last painted (2015) who painted them with contract and stairwell replacement which was 2015/2016. The Board's goal is to have our 2022 expense budget be flat from 2021 to avoid any assessment increase. We will work with Artistree to have the grass plugs inserted by EO September/mid October. Sean will work with Artistree to get an estimate on a small palm for 1730 walkway.

Unfinished Business

- **Website Discussion** – Dave would like for the Board to review the website and suggest changes for a password protected section.
- **Lawrence Ceiling** – the ceiling is complete, and Sean is awaiting receipt of the invoice

New Business

- **Handbook** – Lengthy discussion was had regarding how the handbook should be distributed
- **Sod** – See president's report
- **Water Bill** – Dave reported the water bill breaks down to roughly \$40 a month per unit.
- **Reserve Funding** – See president's report
- **Financial Condition** – See president's report

Owners Comments – Jim reported that when owners turn their unit water off, depending on the unit, it may turn off an outside spigot. Diane will be updating the handbook with this information.

Next Regular Board Meeting – October 13th, 2021 at 2:00 PM

Adjournment: A **Motion** was made by Diane and seconded by Alice to adjourn the meeting. **Motion** passed unanimously. Meeting was adjourned at 3:00 PM.