

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: November 10, 2021

Time: 2:00 PM

Place: Via Zoom Video Conference & Clubroom

Call to Order: David Boomstra called the meeting to order at 2:05 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 Dave and seconded by Diane to approve the October meeting minutes. **Motion** passed unanimously.

President's Report: Dave reported he feels the communication with the association for 2021 has been much improved. We will continue with a strong information campaign for 2022. Dave reported he is pleased with the website and the rest of the board is in agreement. Dave would like to see landscaping enhancements scheduled for 1722 in 2023. Dave reported the angel tree tags have all been picked up.

Treasurer's Report: As attached to these corporate records, Alice reported on the October financials.

Unfinished Business

- **Stair Painting Update** – Sean has received 1 bid for the stair painting. Sean will receive 1 more bid from Reliance Building Maintenance.
- **Pressure Washing Update** – NuLook will be doing the pressure washing beginning 11.11.21 and it will be a 2-day project.
- **Review of Insurance Call with Atlas** – Dave reported there are not many carriers that are insuring condos in Florida. The marketplace is extremely stressed right now, and some carriers are leaving the Florida market. These are the main factors for the increase in insurance rates.

New Business

- **Approval of the 2022 Budget** – A **Motion** was made by Diane and seconded by Dave to approve the 2022 budget as proposed. **Motion** passed unanimously.

Annual Board Meeting – December 8, 2021 at 7:00 PM

Adjournment: A **Motion** was made by Diane and seconded by Alice to adjourn the meeting. **Motion** passed unanimously. Meeting was adjourned at 2:48 PM.