

Kensington Preserve of St. Andrews East Association, Inc.

<https://www.kensingtonpreservecondo.com/>

High Level Summary of Accomplishments for the Year 2021

Dave Boomstra, President, Diane Santoro, Secretary & Vice President, Alice Schilling, Treasurer

- A new water release valve was installed by Sarasota County Water Department after months of working with them to correct chlorine level degradation at 1730 and 1734 Celtic Dr.
- A new insurance appraisal was commissioned. KP Property appraised at \$7.7MM, up \$500,00 from the previous appraisal. Insurance adjusted accordingly.
- Major landscaping work was done at 1714 Celtic. Stones were removed, old dying bushes and shrubs were removed, new plantings and mulch were put in place. Looks amazing. Stones went to Montrose.
- Roofs were soft power washed by Nu-Look.
- Sidewalks were power washed in November.
- Argus was released from the management contract on May 31, 2021.
- Sunstate Management Group was hired in April to begin the transition. New contract is for 3 years effective June 1, 2021, with price caps of 3% to protect us from spiraling inflation.
- A new contract was negotiated with Artistree for a 3-year term effective Jan 1, 2021. Price caps of 3% increases were agreed upon by Artistree and the BOD of KP. This is an inflation protector.
- Our irrigation well required a new pump which was installed by a local company. Big job which was done expeditiously.
- Major tree trimming and evasive trees were removed by PMA.
- The Celtic Drive pool was renovated with new paint for the pool, new concrete molding was installed. Pool required a new heater this year. No additional renovation is expected for another 15 years.
- In July/August a new [KensingtonPreserveCondo.com](https://www.kensingtonpreservecondo.com) website was rolled out and looks amazing. Condo documents, Minutes from BOD meetings, Quick Handbook, Work order requests, etc..... can be found at the website. This was a big undertaking.
- We have a new Quick Handbook of Condo guidelines posted on the website. Very nicely done.
- 1730 and 1734 had old plants removed and new plantings installed by Artistree. Nice fresh look.
- 1730 received a new pigmy Palm tree to replace one that was previously removed.
- As part of the transition to Sunstate, a few Board members are also signatories on banking documents.
- Roof vents have been inspected and a new one was installed at 1722 Celtic Dr. Dryer vents cleaned.
- Reserve funds were reviewed, and we anticipate engaging professionals to determine the accuracy of said reserve funds. We have a healthy Reserve fund as outlined in the budget document.
- Our operating bank account maintains a 6-figure balance which is excellent.
- Stairs will be painted in 2022 for Montrose, Monarch and Celtic. We are actively soliciting proposals.
- The Board communication with our fellow residents is much improved. SMG's Eblast tool facilitates information being shared via email that carries updates on community affairs, Saint Andrews East Board updates, and items of general interest. We encourage you to look for our communications.
- The 2022 Board will remain the same as 2021: Dave Boomstra, Diane Santoro, and Alice Schilling. Titles TBD at the end of our Annual Meeting on December 8th.

Please feel free to reach out to any of your board members with recommendations and to be on a committee.