

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: February 11, 2022

Time: 10:00 AM

Place: Via Zoom Video Conference & Clubroom

Call to Order: David Boomstra called the meeting to order at 10:08 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 was Sean Noonan from Sunstate Management.

Approval of Minutes: A **Motion** was made by Alice and seconded by Diane to approve the November meeting minutes and the January 14, 2022 Meeting minutes. **Motion** passed unanimously.

President's Report: Dave reported on the application process with sales and rentals. Lengthy discussion was had regarding process and procedure.

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

Unfinished Business:

- **Paint Bids** – Discussion was had regarding the bids that were received. Dave will contact Bruce to see if he can give a better price.
- **Reserve Study** - Tabled

New Business

- **Maintenance & Vendor Communication** – Sean will CC the board on maintenance requests to vendors.
- **Security** – Discussion was had regarding lights at the 1722 walkway. Discussion was had regarding lights on the side of the garages.
- **Rental/Sales Information** – Sean and Teri will be creating a new sales and rental packet and present all applications to the board for approval.
- **Email Distribution List** – Dave would like for Sunstate to provide a distribution list that includes renters so they are aware of events throughout the association.
- **Spring Social Event** – Lengthy discussion was had regarding the Kensington Preserve social event. The board will investigate having the event March 29, 2022

Next Regular Board Meeting – March 11, 2022 at 10:00 AM

Adjournment: A **Motion** was made by Diane and seconded by Alice to adjourn the meeting. **Motion** passed unanimously. Meeting was adjourned at 11:05 AM.

Prepared by

Sean Noonan/LCAM
For the Board of Directors at Kensington Preserve