

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: April 6, 2022

Time: 10:00 AM

Place: Via Zoom Video Conference & Clubroom

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 and Alice Schilling both present. Also present was Sean Noonan from Sunstate Management along with 1 other resident.

Approval of Minutes: A **Motion** was made by Dave and seconded by Alice to approve the March 11, 2022 Meeting minutes. **Motion** passed unanimously.

President's Report: Dave reported he has spoken to several people at the pool and the residents seem happy with procedure and activity at Kensington Preserve.

Treasurer's Report: As attached to these corporate records, Dave reported on the February financials. We are currently \$2,700 under budget for the year.

Unfinished Business:

- **Stair Painting** – We will speak to Tony and ask him to add removing and adding new strips to the stairs and then moving forward with the proposal.
- **Rental Units** – Dave circulated the owner spreadsheet and asked Sunstate to keep the list updated. Lengthy discussion was had regarding rentals and ownership of LLC's.
- **Painting Bids** – Sean reported D&D declined to bid based on the time

New Business:

- **Fire Sprinkler Inspection** – Sean emailed Alliance to see if April 29th would work for the response
- **Roofing Project for Insurance** – Dave reported on the drone inspection done by the insurance company. Sean has contacted Colonial Roofing and Feeney Roofing to provide the proposals for repairs.
- **Eblast to Owners on Shutdown Guidelines** – We will update the shutdown guidelines and eblast to owners.
- **Funding for Roofing Repairs** – Dave reported we can pay for the roof repairs with the deferred maintenance reserve fund.
- **Recap of Pool Party** – Dave reported there was a nice turnout for the pool party. Roughly 25 people were in attendance. It seemed everyone had a great time and the residents asked if we could do this again. Next time we will plan for a bigger table.

- **Lake Bank Erosion Documents PMA Meetings** – Lengthy discussion was had but more information is needed.

Homeowner Comments:

- Brief discussion was had regarding the updated lease application.

Next Regular Board Meeting – May 13, 2022 at 10:00 AM

Adjournment: A **Motion** was made by Dave and seconded by Alice to adjourn the meeting. **Motion** passed unanimously. Meeting was adjourned at 11:15 AM.

Prepared by

Sean Noonan/LCAM

For the Board of Directors at Kensington Preserve