

# Kensington Preserve of St. Andrews East Association, Inc.

## Regular Meeting of the Board of Directors

Date: June 10, 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 Diane Santoro both present. Also present were Sean Noonan and Colleen Fletcher from Sunstate Management along with 1 other resident.

Approval of Minutes: A Motion was made by Dave and seconded by Diane to approve the April 6, 2022 Meeting minutes. Motion passed unanimously.

**President's Report:** Dave reported on the sand that was spread across Celtic Dr. The blowout valve **wasn't angled correctly and washed out the sand**. Melissa Moritz, SAE Property Mgr from Argus, has contacted Sarasota Water and we have a work order. They will be out to fix the blowout valve.

**Treasurer's Report:** As attached to these corporate records, Dave reported on the May financials. Dave reported we are roughly \$6,000 under on the expense side.

### Unfinished Business:

- Stair Painting – **Sean reported he is watching the weather and doesn't see any break of weather** in the foreseeable future. The painter is waiting for a 2-3 day period without rain before he can start.
- Roof Repair Update – The roofers have been taking pictures of all the work performed for the insurance company. Sean will get pictures from Colonial to submit to the insurance company.
- 1722 Landscaping – Dave would like to see the landscaping project at 1722 to look like 1714.
- General Maintenance – Diane would like to remind the landscapers to be a bit more careful around the solar lights. Dave reported Steve Michael repaired the bent stop sign.

### New Business:

- Welcome Colleen Fletcher/Sunstate Management Group – Sean introduced Colleen as the new manager for Kensington Preserve. The Board introduced themselves to Colleen and are looking forward to working with her.

### Homeowner Comments:

- Pat asked about painting her front door. Dave said they have paint and she can use it. Pat reported she had guests that received parking citations. She also reported there are weeds in the bushes. Pat would like the board to consider small windshield stickers for residents so we can easily identify their vehicles.

Next Regular Board Meeting – July 8, 2022 at 10:00 AM

Adjournment: A Motion was made by Dave and seconded by Diane to adjourn the meeting. Motion passed unanimously. Meeting was adjourned at 10:58 AM.

Prepared by

Sean Noonan/LCAM

For the Board of Directors at Kensington Preserve