

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: August 12, 2022

Time: 10:00 AM

Place: Via Zoom Video Conference & Clubroom

APPROVED

Call to Order: David Boomstra called the meeting to order at 10:00 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 were present present. Also present was 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 July Meeting minutes. Motion passed unanimously.

President's Report: Dave reported that is has been difficult finding vendors to complete the smaller jobs are necessary on the property. It was reported that residents are doing well and there have not been issues.

Treasurer's Report: Dave reported we are roughly \$12,000 under on the expense side. Dave expressed concerns with the spending on Alliance fire and safety, the manager has been asked to contact the account representative to find out what the expenses are for. Better communication with Alliance is needed for these charges.

Managers' Report: Colleen Fletcher thanked the board for working with her during the transition and learning of the property. Colleen will be meeting with Diane to review the community next week.

Unfinished Business:

- Stair Painting – Colleen Fletcher reported that the painting company has been contacted several times. The painter has put off the project due to rain.
- Roof Repair Update – The roofers have been taking pictures of all the work performed for the insurance company. Colleen Fletcher working with Jeff from Colonial to obtain the information as needed.
- 1722 Landscaping – A discussion was held regarding the rocks needing to be removed prior to new planting being installed. Diane requested that the dead plants be removed until we can find someone to remove the rocks. Colleen Fletcher can reach out to a maintenance person to remove the rock and shift to other areas as needed.
- Flood Light behind unit 203- Diane explained the request was made several months ago and the bulb needs to be replaced. Colleen Fletcher to find someone to replace the bulb as it is too tall to replace. A discussion was held of possible people who can assist with this replacement. Diane will take a look at the light bulb to see if it can be replaced by the company cleaning the gutters.

In the future insurance and any licensing needs to be obtained prior to the vendor completing the job.

New Business:

- CD/Annuity opportunity; Truist and Synovus Interest rate environment Dave reported he is working with the account representatives for interest changes. Colleen to provide the contact from Truist bank.
- Lunch and Learn attendance by Diane. Building painting session Diane explained the information she learned from the lunch in learn. Including items like stucco should not be sprayed but instead roll painted. Insurance companies would like painting to happen every 6-7 years. Diane was given a website to use to double check vendors. 10% is the most common upfront deposit. It was suggested that if you plan to paint, boards should sign a contract prior to November of this year. Dave has obtained on proposal from Munon Painting and discussed the funding of the possible painting project. Last painting was done in 2015 and Dave does not feel it is necessary to paint in 2023 but the funding will be available. Two other associations have used Peacock Painting.
- Budget preparation for 2023 Dave stated to defer to next meeting.
- Power washing cycle for sidewalks and roofs Dave discussed that the power washing cycle for the sidewalks and roof is completed on a schedule. Sidewalks are completed annuals and roofs are every two years.
- Contract for gutter cleaning, recent cleaning for 1714 & 1722 Item was discussed and Diane will be contacting the vendor be onsite to meet with the vendor.
- Misc, open discussion Representative Christine Peacock from Peacock Painting was present to discuss future painting projects and practices in finding good contractors.

Homeowner Comments:

- Pat discussed the painting of her front door, Diane said she will bring the paint over if Pat contacts her. It was reported that ants are found in the unit and asked about the pest control schedule. Dave explained that the pest control company is for interior spraying and the pest control company can be contacted. Diane explained that when these items come up to create a work order. Approved that the dead plants should be removed. It was noted that the weeds are all over the community and Artistree will be contacted regarding this matter. Alice will handle the weeds and contact Artistree. Reported that there are more weeds than shrubs at the walkway of 1714.

Next Regular Board Meeting – September 9, 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 11:25 AM.

Prepared by

Colleen Fletcher, CAM CMCA AMS
For the Board of Directors at Kensington Preserve