

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

## Regular Meeting of the Board of Directors

**Date:** November 11, 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. Two residents present and two present via zoom call.

**Approval of Minutes:** A **Motion** was made by Diane and seconded by Alice to approve the October Meeting minutes. **Motion** passed unanimously.

**President's Report:** Dave reported most issues will be covered under new business, but October was a tough month with a lot of wheels in motion. There has been a shortage of vendors for work that needs to be completed. It was noted that tree service is not covered under insurance and the property insurance does not cover rising waters due to hurricanes. There are several missing roof tiles, some lanais were damaged, a window was blown out and several other damages to the property. Brighview is currently out on property removing downed trees. It was requested of Sunstate Management to provide the October financials by Monday in order to review for expenses related to the Hurricane.

**Treasurer's Report:** no report

**Managers' Report:** Colleen Fletcher, CAM CMCA AMS will make comments during the new business section regarding projects.

### **Unfinished Business:**

- \$175,000 @ 4.3% was placed in Oct- \$175,000 was converted to a CD to obtain a higher rate at Synovius Bank. The interest on this CD will be \$7,500 per year.
- 1722 landscaping delayed – the project to move the rocks is in progress. Alice updated that the mulch and landscape will not look the same for a while. Dave has reached out to Joann to ensure that accounting is separating hurricane expenses.

### New Business:

- Update Regarding Hurricane Ian repairs and costs; shutters, gutters, roof, trees....- An update was provided regarding the many projects from Hurricane Ian. Rob will be out to look at the shutters for replacement, it was noted that several shutters were saved and should be used. Jeff will be out to clean the gutters on November 21 & 22, 2022. Jeff from Crown Rain gutters will be out within the next few weeks to provide a proposal for the gutters and downspouts. Dave, Alice and Diane have been working with Brightview regarding the trees. Alice explained that Phase 1 has been completed which was to trim back the tree line that is the associations as per Tara at PMI. Phase 2 will be to trim back the dangerous trees and all other trees in need of removal. Diane suggested that photos be saved for historical reference.
- Funding for Hurricane Ian damages- Dave reported that accounting will be separating the hurricane damages for future reference. Currently there is approximately \$33,000 in deferred maintenance which can be used. The association will work to replace over the next five years.
- Preliminary 2023 budget discussion- Dave reported all vendors have increased this year but that the three-year contracts with Sunstate and Artistree helped with increases for 2023. St. Andrews went up by 6% and insurance has significantly increased. Expenses are up across the board and the association will recover over the next five years from all Hurricane Ian costs.
- Other items at the board's discretion- No other items

- **Homeowner Comments:**

- Sue mentioned that Artistree came and cleaned up but through items into the preserve. Management will address with Artistree.
- Pat mentioned that water built up on the garage doors and is causing it to be difficult to open.
- Denise reported that there is a bees nest outside of her garage.
- Pat mentioned would like the minutes of the last meeting and agenda on the website.
- **Annual Membership Meeting – December 9, 2022 at 7:00pm**

**Adjournment:** A **Motion** was made by Dave and seconded by Diane to adjourn the meeting. **Motion** passed unanimously. Meeting was adjourned at 11:40 AM.

Prepared by

Colleen Fletcher, CAM CMCA AMS

For the Board of Directors at Kensington Preserve