

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: January 13, 2023

Time: 10:00 AM

Place: Via Zoom Video Conference & Clubroom

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 David and seconded by Diane to approve the previous board meeting minutes. All in favor, motion carries.

Ricky McGrew from SRF attended the meeting via zoom to discuss the proposal for roof replacement. A overview was given of the roof and possible concerns including the corner cracks. A video was provide showing broken tiles and issues gutters will need to be replaced as well. David stated that insurance company came out and reviewed roofs. Colonial Roofing also came out and made repairs as needed to the roof prior to the hurricane. The report of these repairs was provided to the insurance company. Ricky stated that a letter of intent will be provide to the insurance within 45 days and the insurance company must respond within 14 days of receiving. Most likely the association will receive a confirmation or denial within 45 days and litigation will be the next step with SFR attorney. Once the settlement comes the roof will be replaced and the association will need to pay the deductible.

President's Report: Dave stated that the yearend financials finished \$22,00 over due to the hurricane without the hurricane there would have been a \$4,000 surplus. The association will continue to work with SFR and waiting on the Colonial Roofing proposal. Will be looking at the deductible for roof.

Treasurer's Report: no report

Manager Report: Colleen Fletcher, CAM CMCA AMS provided an update as below:

- 1722 rock removal- Rob will be out on the January 25, 2023, to finish the work.
- Colonial Roofing- Jeff discussed with and will be sending to the board for review.
- Shutters- Rob will be out on January 25, 2023, to complete
- Gutters- Awaiting proposal from Jeff at Crown Gutters
- Owner Repairs: It was explained that the company has not provide a proposal for the rebuild. Colleen will be reaching out to the company.

Unfinished Business:

- Tree Removal- Dave stated that Brightview will be out to finish the removal.
- 2023 Assessment books- The coupon booklets were received yesterday.

Homeowner Comments: Homeowners comments were taken.

- Next meeting: February 10, 2023, at 10:00am

Adjournment: A Motion was made by Dave and seconded by Alice 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