

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: February 10, 2023

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 Diane Santoro and Alice Schilling were present. Three residents present and one present via zoom call. Also in attendance was Colleen Fletcher and David Altiero from Sunstate Management.

Approval of Minutes: In the previous minutes we need to change Bloomberg to Briteview A Motion was made by David and seconded by Diane to approve the previous board meeting minutes with the correction. All in favor, motion carries.

President's Report: *Dave stated that we are continuing work towards getting the hurricane recovery done. Things are going slow **then we'd like** but after talking to other communities this is common with the number of workers available. We have made good progress over the last month. The stone have been removed and continuing more work around 1722. The shutters are in a much better place. Alice continues to work with Artistree on our landscaping needs. We have a new manager **he's** work toward on website and directory. At this point of the year our finances look fine, but we need to be mindful and keep cost down because we will need to make a decision on the roofs. We have had several roofing contractors come out but are finding it difficult to get a contractor to commit to the extent of the damage. Finding a roof contractor to state what work needs to be done has been difficult. **We've had** Centauri and appraisers out and are waiting on a report. Tring to determine if they need to be repaired or replaced. Overall the community is looking good.*

Treasurer's Report: Alice reported our numbers are good. Our reserves are good not enough reserved for roofs. We need to decide how to use the Deferred money and determine if we want to use that **towards the hurricane. By the next meeting we'd like to have a report on the numbers spent toward all** hurricane expenses. money numbers for next mouths meeting. Created all hurricane expenses. A separate ledger code has been created for hurricane expenses. So far, we have spent \$4,000 this year. In 2023 we built in an amortization schedule for the next 5 years to recover money.

Manager Report: Colleen Fletcher, reported that most of the items will be covered in new business. She introduced David Altiero who will be the association new manager.

Unfinished Business:

- 1722 Rock Removal – Rob removed another load of rock from the area and it should be set from Artistree to add plants and mulch.

- Shutters – Rob is working on installing all of the shutters we have and getting a final count on how many are missing or too damaged to be reused.
- Owner Unit Repairs – **Trace’s check was cut and left at front office** – have not seen a date when they were coming. They may have coordinated Tracey. Need to inspect by manager and or Tracy to make sure the work is done.
- Spots on a ceiling. - Rob stated old spots that were dry and just need to be painted.
- Metal Door 780-204 – Colleen stated she would look at.
- Door Filigree – Liz found a replacement glass and frame for around \$160. This kit would eliminate the plastic.

New Business

- 1722 Tree removal – We need to get quotes to remove the palm. Contact Tree Daddy, & Bushwackers
- 1722 Planting and Mulch – Do we want to pay to have other areas mulch get inventory of what needs mulch.
- Palm Trimming - Artistree proposal for tree trimming 62 palms is \$2542. Need additional quotes.
Updates on new owners, renters for contact list - Management needs to update the board when there are changes in owners or renters. Diane is volunteering to great new owners.
- Security meeting at Plantation Golf & CC – March 7 Diane and Alice are going.
- Homeowner Comments: Homeowners comments were taken.
 - An owner asked, “Can we do anything about the trees in the po reserve.” The answer was unfortunately we cannot pick up debris or trim in the preserves
 - Brief discussion regarding lighting in front and behind units
- Next meeting: March 10th, 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 11:07 AM.

Prepared by

David Altiero, LCAM

For the Board of Directors at Kensington Preserve