

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: March 10, 2023

Time: 10:00 AM

Place: Via Zoom Video Conference & Clubroom

APPROVED

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. Six residents present and one present via zoom call. Also in attendance was David Altiero from Sunstate Management.

Approval of Minutes: Motion was made by David and seconded by Diane to approve the previous board meeting minutes as presented. Motion passed unanimously.

President's Report: *Reached out to our insurance broker regarding the roof claim.* The report we received from Sherman Williams looks good.

Treasurer's Report: Alice reported our numbers are on target, a couple of things are behind due to the hurricane. David recommended we look into moving the money market money into a CD.

Manager Report: David Altiero reported , that most of the items will be covered in unfinished business.

Unfinished Business:

- 1722 Planting/ Mulch. Artistree will be out March 21 to handle the planting and remove the mulch.
- Shutters – We have not received quotes from Rob. Reliance Maintenance is supposed to come out and give us a quote.
- Owner Unit Repairs –
 - i. Mirons – there were three places that the dry had been wet. Recommended waiting until the roof is looked at.
 - ii. Wright Way will be out evaluating the leak at the Lawrence unit since they worked there previously.
- Updated Quick Handbook – The requested changes to the Quick Handbook have been submitted to the web master.
- Eblast introducing CAM – David Altiero reported this should be going out this week.
- Board Contact directory email list – JoAnn is working on this.
- 1722 Tree Removal – Artistree reported while we were in the meeting that the tree has been removed.

- Proposal for Palm Tree Trimming – A motion was made by David B. and seconded **to accept Artistree’s proposal to trim the palms. Motion passed unanimously.**
- Backflow Valve Repair – The leaking backflow valve has been repaired. During the process we found that there was a water main leak in the same area. The county will be coming out to repair this leak.

New Business

- Security meeting at Plantation Golf & CC – An eblast recently went out on who to call if you see anything suspicious in the area.
- Dryer Vent Repair at 1730 David will have this looked at by Reliance.
- Current Repair Contract – It was discussed to no longer use Rob Odeh going forward.
- Insurance Update, Atlas Centauri – David B. received an email regarding insurance and will report later if there is anything of value.
- Sherwin Williams – We received an in-depth report from Sherwin Williams. **We don’t plan on painting this year.** We are looking at painting the doors and frames this year.
- March/April Association Gathering: There was a discussion regarding having an association gathering. Alice and Diane will look at dates.
- Cable – Diane attended the meeting St. Andrews East regarding the possibility of using Bluesteam Fiber instead of Comcast. The association can have a representative come out and talk to us regarding this option. More information to come.

Homeowners comments were taken.

- An owner asked if we will still be leaving painting the lanais up to the unit owners. We are leaving it this way at this time and require painting the approved colors if theirs become unsightly.
 - There was a question regarding a special assessment for the roofs. We do not have enough information currently.
 - The question came up regarding the SAE wall. The outcome came up is that the SAE has funds to replace the damaged wall. The concrete wall has been tabled.
 - A question came up about the pool temperature. The owner was directed to contact SAE regarding this.
 - Check into the status of the rental of 780 unit 103.
- Next meeting: April 14th, 2023, at 10:00am

Adjournment: A Motion was made by David B. and seconded by Alice to adjourn the meeting. Motion passed unanimously. Meeting was adjourned at 10:59 AM.

Prepared by

David Altiero, LCAM

For the Board of Directors at Kensington Preserve