

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: April 14, 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. One resident present in-person and two present via zoom call. Also in attendance was David Altiero from Sunstate Management.

Approval of Minutes: Motion was made by David B. and seconded by Alice to approve the previous board meeting minutes with corrections. Motion passed unanimously.

President's Report: I think the property is starting to take some form. Alice is working with Artistree. Still struggling getting contractors. **We've spent 28,000 between this year and last year on lan-related expenses.**

Treasurer's Report: Alice reported we're well on target. Tree trimming was a little negative, but we had another tree removed. The operating budget is fine.

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

Unfinished Business:

- Shutters Rob Odeh has ordered the shutters and will color match the paint. He estimates he will have shutters installed no later than May 3,2023.
- Owner Unit Repairs
 - i. Mirons – there were three places that the dry had been wet. Recommended waiting until the roof is completed.
 - ii. Lawrence – Roof has been repaired and the drywall has been replaced.
- Eblast introducing CAM – The eblast was sent out by Lynn Lakel
- Proposal for Palm – The palm trees have been trimmed.

New Business

- Dryer Vent Repair at 1730 David A will have Rob repair this while working on the shutters.
- Insurance Update, Atlas Centauri – David B. received an email regarding insurance and will report later if there is anything of value.
- Sherwin Williams – sent us specs and it got sidelined, will have them get us some quotes to
- Landscaping Projects – Artistree will be out between April 23rd and April 25th to do 780 Montrose. Alice sent the board pictures of the tree for 1714 Celtic that was damaged by the hurricane, if that's approved, they'll do it at the same time. The pygmy palms are being

trimmed but slowly and at the right time. Alice and Diane stated they will walk the property and get a count of which palms that we lost and determine which ones need to be replaced.

- SAE Capital Infusion – David Altiero reported when a unit is closing the title company will get an estoppel letter from both Kensington Preserve and SAE. The association should not have to deal with the capital infusion fee.
- Roofing/Insurance Update – In December we filed a claim with insurance. In January we had several adjusters and engineers come out. Concurrent with that we had a couple of roofing companies come out. Sate idle for a while and we had to lean on the broker some. We then got the engineering report stating we did not have any uplifting. ITAC an adjuster for Centauri is working with Knight Commercial to present a report to Centauri to get them to replace the roofs.
- Special Assessment for hurricane damage – There will be an assessment to recover cost, but we **won't know until we know what's going on with the roofs. We will need to determine the rate** we want to recover the funds.

Homeowners comments were taken.

- Pat Magennis 1714 #204
 - When they trimmed the palms, they basically gave them a mohawk. Can we not have as drastic a cut in the future. Still need to have the landscaping around where the leak was repaired.
 - Also discussed the garage door window inserts and frames that are looking dingy. It was recommended that this could be included in the painting project.
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- Next meeting: May 12th, 2023, at 10:00am

Adjournment: A Motion was made by David B. and seconded by Diane to adjourn the meeting. Motion passed unanimously. Meeting was adjourned at 10:50 AM.

Prepared by

David Altiero, LCAM

For the Board of Directors at Kensington Preserve