

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: May 12, 2023

Time: 10:00 AM

Place: Via Zoom Video Conference & Clubroom

APPROVED

Call to Order: David Boomstra called the meeting to order at 10:01 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 resident present in-person and one 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: Things are moving along nicely. Shutters are complete. Landscaping is a work in progress.

Treasurer's Report: Alice reported are pretty good. Seeing **returns on the CD's we've invested in.**

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

Unfinished Business:

- Shutters Rob Odeh has painted and installed all the new shutters.
- Dryer Vent Repair at 1730 Rob Odeh installed a new vent cover.
- Sherwin Williams – No discussion currently.

New Business

- Kevin Mellor and Rick Lundy from Knight Commercial gave a brief introduction to the company and an outline of the roof replacement project. They estimate two weeks per building.
- Insurance Update, Atlas Centauri –
- Landscaping –reported the sod has been replaced; the shrubs damaged by the hurricane are slated to be replaced. We will be putting together a plan to update the landscaping.
- Bulk Cable update – Diane gave a brief report on the **SAE's bulk cable** update.
- Purchasing Card – Tabled
- Truist Money Market – We want to find out who the account officer is and work on getting more interest.
- Small storage unit – This has been tabled for further discussion.
- Neighborhood Watch Program – Due to the lack of participation this has been dropped.
- **A motion was made David B. and seconded by Alice to approve Dick Davis's Lanai Project as proposed.** Motion passed unanimously.

Homeowners comments were taken.

- Question regarding putting the fiberoptic line near the preserve.
- Do we need to disclosed the special assessment to potential buyers. The answer is yes we need to be open that there is potentially a special assessment coming.

- Next meeting: June 9th, 2023, at 10:00am

Adjournment: A Motion was made by David B. and seconded by Diane to adjourn the meeting. Motion passed unanimously. The meeting was adjourned at 11:38 AM.

Prepared by

David Altiero, LCAM

For the Board of Directors at Kensington Preserve