

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: June 9th, 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. 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: Gave a brief report on the status of the roofs, received funds from insurance. There is a delay on materials.

Treasurer's Report: Alice reported the Financials are pretty good. We have received \$300,000 from the insurance company. Slightly over budget but that should balance out.

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

Unfinished Business:

- Small Storage unit – Tabled for now.
- Hotwire Update - Diane gave a brief discussion the status on SAE bulk cable search. She reminded everyone about the survey that was sent out and asked for it to be emailed out a second time.

New Business

- Finch Proposal for gutters/soffits – A motion was made by David B. to approve the Finch Proposal to repair the gutters/soffits for \$3600. Alice seconded the motion. Motion passed unanimously.
- New Owner Application Process – David A. explained the application process, Followed by a brief discussion on applications. A motion was made to added Diane and Susan to the Welcome Committee.
- Owner workorders submission – There was a brief discussion regarding the work order process.
- Landscape general discussion – Alice gave a brief report on landscaping. Irrigation in question is connected to the common element of SAE. Artistree wont sent out a designer for projects under \$15, 000
- Board-other items

Homeowners comments were taken.

- Next meeting: July 14, 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 10:56 AM.

Prepared by

David Altiero, LCAM

For the Board of Directors at Kensington Preserve