

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: September 8, 2023

Time: 10:00 AM

Place: Via Zoom Video Conference & Clubroom

Call to Order: David Boomstra called the meeting to order at 10:05 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 and Alice Schilling were present. four 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: David Boomstra reported the roofing project is going well and the Thomas Kochis from Atlas Insurance will be on shortly.

Treasurer's Report: Alice reported that the association has \$85,000 in the operating account and \$176,000 in the reserves. The association is right where we should be.

Manager Report: David Altiero reported that he has a handyman Protech, that will be out next week to start the soffit repairs.

Unfinished Business:

- **1722 Animals in soffit** – David Altiero reported that NaturZone was working with the renter to gain access to the attic to work on the issue. Waiting for a follow-up from NatruZone. David will follow up with the renter.

New Business

- **Insurance Renewal Update** – Thomas Kochis from Atlas Insurance gave a brief discussion about the status of insurance in Florida and the association insurance renewal.
- **Gutter / Gutter Guard Proposal** – David Boomstra gave a brief report regarding obtaining quotes for the gutters. It was discovered during the roofing project that an additional gutter will need to be replaced due to being installed incorrectly.
- **Roofing Update** – David Boomstra gave a brief report regarding the status of the roof replacements.
- **Preserve fallen trees County Meeting** – Alice reported that she is working with the county and PMA on cleaning up the boundary line.

Homeowners comments were taken.

- .There was a question regarding when the Landscaping project will start. Alice reported is was slated in January

- There was a concern regarding the roofers leaving garbage in the gutter. David reported is to Knights and asked them to clean them.

- **Next meeting: October 13, 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 10:51 AM.

Prepared by

David Altiero, LCAM

For the Board of Directors at Kensington Preserve