

# Kensington Preserve of St. Andrews East Association, Inc.

## Regular Meeting of the Board of Directors

**Date: October 13th, 2023**

**Time: 10:00 AM**

**Place: Via Zoom Video Conference & Clubroom**

**Call to Order:** The meeting was called to order by president, David Boomstra at 10:02 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 (VIA ZOOM) were present. Also in attendance was Lauren Wilson MBA, CAM from Sunstate Management.

**Approval of Minutes:** A **MOTION** was made by Alice and seconded by Diane to approve the previous board meeting minutes with the noted corrections from Alice and Diane. All in favor. The **MOTION PASSES** unanimously.

**President's Report:** David Boomstra gave an extensive report on open items of association business. Updates that were reported included that the roofing project has been completed. The roofers have returned to fix a few issues that were identified, and the Association is holding back roughly \$30,000 in payment to make sure that the repairs needed are all identified and made before the final payment is processed. The gutters are also being replaced and should be completed within the next few days. The gutters had to be fully replaced due to how they were originally installed, and they could not be salvaged since they were originally installed incorrectly. The replacement includes gutter guards to keep future maintenance costs low. There are also areas where the down spouts are being redirected where issues have been identified where water has collected in the past. Wind Mitigation inspection was completed yesterday on the new roofs. The reports will be put on the website so that owners will have access to them and can provide them to your insurance company for a potential savings. An eblast will be sent to the association directing them to the website.

**Treasurer's Report:** Alice gave a detailed report from the Association's current financials as attached to this corporate record. This month work is being done on the budget for next year. The budget will be a difficult one this year since the association is looking at a large insurance increase. The board's goal is to keep dues as low as possible to stay marketable within the area. A special assessment is being considered to balance the impact of the insurance increase in order to keep dues low.

### **Unfinished Business:**

- **PMA answers to our request dealing with fallen trees close to property line Fiber Optic information and decision.** -- Alice is taking the lead on this project and will be in touch with Sarasota environmental.
- **Fiberoptics:** A decision must be made as an association with 100% vote from the members. The owners need to vote on whether they would like to do fiberoptics and

which vendor they would like to go with. More information will be sent to the membership on this vote.

- **Steps at 1714 Celtic:** A handyman came out to look at the steps and said that the area looks like it wasn't sealed properly. United Restoration Services came out and they are going to submit a proposal to make the repair or replace the set of stairs.

### **New Business**

**Homeowner comments** were taken by the board of directors.

- **Next meeting:** November 10th, 2023, at 10:00am

**Adjournment:** With no further business to discuss, Diane made a **MOTION** to adjourn the meeting at 11:09am. The motion was seconded by David. All in favor. The **MOTION** passes unanimously.

Prepared by

Lauren Wilson, MBA, CAM  
Sunstate Management Group  
For the Board of Directors at Kensington Preserve