

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: November 10th, 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 10:00 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 (VIA ZOOM), Diane Santoro, and Alice Schilling were present. Also in attendance was Lauren Wilson MBA, CAM from Sunstate Management.

Approval of Minutes: A **MOTION** was made by Diane and seconded by Alice 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. This year the association has run into many unanticipated costs that resulted in the need to consider a special assessment. The insurance renewal occurred at the end of October and the association was able to avoid the significant increase that was originally anticipated.

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 is currently being worked on for 2024 and every attempt is being made to keep dues as low as possible.

Unfinished Business:

Preserve: Alice gave an update on the Preserve and the status of what can be done to address it. It is currently being evaluated by Sarasota County representative, Andrea Lipstein who is with the Environmental Protection Division. She will be sending a report that will outline what options will be allowed to address encroachment, drainage issues created on property and beautification of the area.

New Business:

CONSIDER DISCUSS AND VOTE ON LEVYING A SPECIAL ASSESSMENT FO THE FOLLOWING PURPOSES:

A **MOTION** was made by Alice and seconded by Diane to impose a special assessment of \$2500 per unit totaling \$100,000 to be due on January 31st. All in Favor. **MOTION PASSES** unanimously. Due to the increase in insurance not being as significant as anticipated the special assessment originally proposed went down.

Homeowner comments were taken by the board of directors.

- **Next meeting:** December 8th, 2023, at 10:00am

Adjournment: With no further business to discuss, Diane made a **MOTION** to adjourn the meeting at 10:48am. 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