

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: January 12th, 2024

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, 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 Dave 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. Dave reported that repainting everything is currently being investigated and this project will be executed this year.

Treasurer's Report: Alice gave a detailed report from the Association's current financials as attached to this corporate record.

Managers Report: Lauren reported that the stairs at 1714 have been repaired. Lauren provided a detailed report on the current Special assessment accounts receivable. Lauren will reach out to Melissa with Argus to report that the Trees by the grill at the pool need to be timed. She is the manager of the St Andrews East.

Unfinished Business:

Preserve Clean Up: Alice gave an update on Preserve and the status of what can be done to address it. Andrea Lipstein who is with the Environmental Protection Division came out and met with Alice and identified areas that could be addressed to make the area look better. 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. The area needs to be re-staked. Alice presented pictures of more permanent stakes that have a sign on top that identifies the line that can stay so that then you can maintain the line. It was identified that the Preserve is the responsibility of Saint Andrews East. Dave and Alice have approached St Andrews East and they have said they will not pay to do any cleanout. Dave made the request to have Lauren reach out to Melissa from Argus.

Landscaping: Alice gave a report of areas that have been addressed for landscape replacement. The project is still underway, and Areas are being cleaned up and new plantings are going in where there are no plants and things are missing.

New Business:

Painting: Painting specs are currently being identified and Sherwin Williams will create a document that can be shared with the contracts to BID the project to paint the buildings. The quotes will be evaluated when they are received. The Painting project is being planned for this year and the goal will be to have it done when it is least disruptive to residents.

Xfinity Contract: Dave has reached out and told Xfinity that the association is cancelling the Xfinity Contract. They have been very unresponsive. Discussions have been had with Hotwire and the board has some rough package numbers. Hotwire has requested we sign with them and execute a contract in February.

Pressure washing: New Look is coming out to do sidewalks and Driveways the week of the 26th.

Homeowner comments were taken by the board of directors.

- **Next meeting:** February 9th, 2024, 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 Dave. All in favor. The **MOTION** passes unanimously.

Prepared by

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