

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: March 8th, 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 10:02 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 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 from February as presented. All in favor. The MOTION PASSES unanimously.

President's Report: David Boomstra gave an extensive report on open items of association business. Dave gave a report on items that are being added to the website and detailed items that can be found on the website that residents may find useful. The contract is signed with Hotwire and the community will be transitioning from Comcast to Hotwire in September. Hotwire will be giving extensive details on the transition. Dave reported that repainting everything is currently being investigated and this project will be executed this year. 4 contractors were selected to submit a bid for the painting. The board is currently waiting on one more bid to be submitted before the bids are evaluated. New garage numbers will be installed after the painting.

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

Managers' Report: There is still one resident that owes the Special assessment. Lauren gave a detailed report on progress that has been made on the tree project. The vendor reported that 41 trees were trimmed. Lauren confirmed the count and that there were 7 trees that were trimmed that were not supposed to be trimmed. Lauren reported that there have been multiple conversations with the vendor and she recounted trees to be trimmed and put pink ribbon around several trees that need trimmed and the vendor will come back out to trim any remaining trees that need trimmed on Monday at 9am.

Unfinished Business:

Stair Repair: Dave has been in contact with Teresa from Wrightway and she has said that she will be sending out an engineer to evaluate the stairs. They then have a contractor that can do the work that needs done on the stringers and can replace the door that is damaged at 1669 Monarch.

Preserve Clean Out: Alice gave an update on Preserve. Alice has been in contact with companies that are surveying companies to do the re-staking. St Andrews East has signed a contract with Britt Surveying to re-stake the preserve. St Andrews east has agreed to pay for the Survey that needs to be done to establish the boundary Line. Once the boundary line is identified the list of things that were identified that can be

done to clean it up will be submitted to SAE and they will take care of the items that have been identified. There were some plants that were identified that can be planted to make the view look better. That would be at the expense of Kensington Preserve.

Painting: Dave gave details on the bidding process or the painting project. There are 4 companies that are submitting bids for the project. The timing of the project is not finalized but it will be finalized once the vendor has been selected. The board is still waiting on one bid to be submitted.

Xfinity Contract: There is an onsite manager for the project from Hotwire that will meet with each owner to do the set up. Diane will be accompanying the Hotwire vendor if they need access to the units. The set up can remain in the current location but if you would like to move the location of the TV installation would be the time to address this. The new contract will be Cable and internet. There will be a town hall meeting with Hotwire in Early June. This will be a ZOOM call. The Hotwire team has been assisting with the step-by-step process. You will need to turn in your equipment with Comcast. You will get 3 setups for your unit.

New Business:

Dryer Vent Cleaning: 2 Quotes were presented to the board of Directors. Paradise Dryer vent was \$40 per unit but they did it last year and the board felt not everything was done that was on the list. They did not come in to the Units. The board requested Lauren to reach out to the vendor and that submitted the quote for \$60 per unit and request them to match the price and provide the specs of what was provided from Paradise to be sure that the specs will be covered.

Lanais Panting Response Count: Lauren reported that 17-unit owners have responded. Please send in your form if you would like to have your Lanai painted.

Painting Project Status: A MOTION was made by Alice and seconded by Diane to ratify the approval of the Munyan painting proposal as presented. All in favor. MOTION PASSES unanimously.

Address Signs: The board is working with Dorsett Signs on the address signs that need to be replaced. The replacement signs will be \$40 a sign. The only signs that are being replaced are ones that have are not legible.

Homeowner comments were taken by the board of directors.

- Next meeting: April 12th, 2024, at 10:00am

Adjournment: With no further business to discuss, Dave made a MOTION to adjourn the meeting at 11:14am. The motion was seconded by Alice. All in favor. The MOTION passes unanimously.

Prepared by

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