

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: August 9th, 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 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 from June as presented. All in favor. The **MOTION PASSES** unanimously.

President's Report: David Boomstra gave an extensive report on open items of association business including an update on the status of the Hotwire project. Please remember it will be the responsibility of the unit owner to send back their equipment to Comcast.

Treasurer's Report: Alice gave a brief financial report since we are still waiting for final financials due to the new system conversion at Sunstate.

Managers' Report: Lauren gave an extensive report on the new Portal. Lauren did a detailed ZOOM presentation of features of the new Portal. The Owners portal can be found on the Kensington Preserve website. If you have questions about your login information, please email info@sunstatemamangement.com.

Unfinished Business:

Sourcing tree service for root balls in Preserve: Alice gave a detailed report on plans to remove the root ball that is down in the preserve.

1669/780 Landscaping-rock removal: Lauren reported that she has been in contact with a handyman, and they will do the rock removal in in the next few months. They did not want to do it in the middle of the heat of summer. The rate for removal will be around \$45/hr.

Identification of tree stump removal: Diane and Lauren will walk around the property and identify the areas where the trees are/ stumps need to be addressed.

1722 Driveway repair: Repairs are underway on the driveway. The county's last report was that the driveway would be repaired in the next few weeks. We will continue to call the county for updates.

We have Building Captains: Dave reported that there are now building captains for each building. The building captains will help contact residents with pertinent information that pertains to their complex and assist the association in getting updates out to residents.

New Business:

Tree service for downed trees by 1669: A vender is being contacted to address the downed trees by this unit.

Gutter repair for 1714 garage: There was damage to a gutter along the garage of the building. It is now separating from the building. The Gutter company has been out and identified that the run needs to be replaced. They will replace the run in the next few weeks.

Homeowner comments: Comments were taken by the board of directors.

- **Next meeting:** September 13th, 2024, at 10:00am

Adjournment: With no further business to discuss, Diane made a **MOTION** to adjourn the meeting at 10:55am. 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