

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: September 13th, 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 Dave to table the approval of the minutes due to the board did not receive the email that was sent with the documents for the meeting. The board will approve the minutes and make changes VIA email, and they will be sent out once they are approved.

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. 61% of the Hotwire installs have been completed. The Board and present residents discussed things that need to be reported to Hotwire to adjust and any issues that residents are experiencing. Dave also reported that the Association is in excellent financial standing.

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

Managers' Report: Lauren gave an extensive report on the new Portal. If you need your login information, please email info@sunstatemangement.com.

Unfinished Business:

Sourcing tree service for root balls: Diane gave an extensive update on the initial meeting and review with the vendors that were contacted to provide a quote on the removal of the root balls and the trees that are being taken down. The 2 vendors are Go Tree Daddy and Brightview. Diane is still waiting on the quotes from the vendors. Alice is going to call the vendor to see if she can get the quotes.

1669/780 Landscaping-rock removal progress: Landscaping and rock removal progress: A handyman is scheduled to come out the week of the 23rd of September. It is anticipated that it will take 1 day but if it goes over the vendor will work on it until it is completed.

Fiber Optic in the Clubhouse: The Clubhouse is experiencing internet issues. The Clubhouse is not the responsibility of Kensington Preserve but the board did extensive research on moving the clubhouse transitioning to Fiber Optics and passed the information on to the SAE board.

KP progress with Hotwire installs: 61% of the installs have been completed. Installs are going well. If you have not completed your installation yet, please contact Hotwire to set up the installation.

New Business:

Corporate Transparency Act Policy: Dave made a **MOTION** to adopt a policy that all Board Members will adhere to the reporting requirements of the from the federal Government to

Hurricane Evacuation Policy: A **MOTION** was made by Dave and seconded by Alice to adopt a Hurricane evacuation policy that all residents of the Association are to follow any evacuation orders issued by the County in the event of a storm. All in favor. **MOTION PASSES** unanimously.

Root balls: Diane gave an extensive update on the initial meeting and review with the vendors that were contacted to provide a quote on the removal of the root balls and the trees that are being taken down. The 2 vendors are Go Tree Daddy and Brightview. Diane is still waiting on the quotes from the vendors. Alice is going to call the vendor to see if she can get the quotes.

Mulch: Alice gave a detailed report. New bids were collected on the mulch project for 2024 and the association is going to use Florida Mulch this year for a savings on the mulching of \$2600. The Mulch is set to be installed on November 6th, 2024.

Downspout Extensions: Discussion was had on the need for gutter extensions on the back of the buildings that are creating ruts in the back, and it is washing out the beds. Solutions will be explored to remedy this situation.

2025 budget planning, Annual meeting 1st Friday of December: The Budget worksheet is ready and will be sent to Alice today. Be on the look out for the first notice of your Annual Meeting which will be sent out at the beginning of October.

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

- **Next meeting:** October 11th, 2024, at 10:00am

Adjournment: With no further business to discuss, Diane made a **MOTION** to adjourn the meeting at 11:21am. 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