

# Kensington Preserve of St. Andrews East Association, Inc.

## Regular Meeting of the Board of Directors

**Date: October 18th, 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 present. Also in attendance was Lauren Wilson MBA, CAM from Sunstate Management.

### **Approval of Minutes:**

A **MOTION** was made by Alice and seconded by Dave to approve the August Minutes as presented. All in Favor. **MOTION PASSES** unanimously.

A **MOTION** was made by Alice and seconded by Diane to approve the September minutes with the noted corrections. All in favor. **MOTION PASSES** unanimously.

**President's Report:** David Boomstra gave an extensive report on open items of association business. Dave reported that the property fared very well during the storm and all repairs are being addressed. All are minor repairs and should be less than \$10,000. Dave reported that the CD is up for renewal and will be renewed for a one-year term. Property Insurance is up for renewal on October 27<sup>th</sup>. Dave has been in discussions with the insurance company and there was a slight decrease in the insurance premium but there was an increase in the insured coverage limit due to the increased property value reported from our updated property appraisal. November 6<sup>th</sup>, 2024, at 10:00AM at the Clubhouse will be the SAE annual meeting. Dave also reported there was a water issue with a resident where there was water in the ceiling and upon investigation was due to an air conditioner condenser line that caused damage to the ceiling. Please be sure to clean out your air conditioner condenser line so that we can try to avoid leaks that result in damage.

**Treasurer's Report:** Alice gave a report on 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@sunstatemamangement.com](mailto:info@sunstatemamangement.com). Lauren also detailed that some of the repairs that were taken care of around the property. The shutter installation will be completed after the clips come in on October 24<sup>th</sup>, 2024.

### **Unfinished Business:**

**1669/780 Landscaping-rock removal progress:** Lauren reported that Exotic Landscaping submitted a proposal for \$4,800 for the rock removal for the 2 buildings. He will let us know on timing. The hurricane threw his schedule off.

**Fiber Optic in the Clubhouse:** Dave gave an update that he has been in contact with Hotwire to discuss internet service in the Clubhouse and will be providing information to SAE.

**KP progress with Hotwire installations:** Most of the units have completed what needs to be done for the transition to hotwire. If you have not already done so, please make arrangements with Hotwire.

### **New Business:**

**Hurricane Milton clean up:** Artitree has completed the debris cleanup after the hurricane. There was a lot of **debris** from the storm it was noted they did a great job.

**Progress on root-ball/Preserve clean up:** Follow up will be done with Tree Daddy on addressing the root ball in the preserve area and now additional down trees from the hurricane.

**Screen repairs from Milton:** There were a few lanai screens that were torn in the storm. Lanai screens are the unit owner's responsibility. If you need a vendor, you can reach out to a board member, and they can share information with you on vendors who have assisted other neighbors with this repair.

**Gutter downspout drainage discussion:** Dave reported that investigation of the gutter and downspout drainage will be evaluated over the next 6 months.

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

- **Next meeting:** November 8th, 2024, at 10:00am

**Adjournment:** With no further business to discuss, Dave made a **MOTION** to adjourn the meeting at 10:48am. The motion was seconded by Diane. All in favor. The **MOTION** passes unanimously.

Prepared by

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