

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: November 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 present. Also in attendance was Lauren Wilson MBA, CAM from Sunstate Management.

Approval of Minutes:

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

President's Report: David Boomstra gave an extensive report on open items of association business. Dave reported on the work that has been done on the proposed budget. Despite the proposed Budget increasing by about 6% but residents will be saving on their Comcast bill so there should be net savings to all residents. Dave reported that the SAE budget is increasing about 15%. Dave gave a detailed review of investment options for the association.

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. Please be sure to access the Portal to view your January payment details for the 2025 assessments. Lauren also reported that shutter installation will be completed by the end of next week. The Annual meeting will take place on December 6th, 2024, at 10am. There will not be an election since there are 2 seats up for election and only 2 intents were received from the board members Alice and Diane that were up for election.

Unfinished Business:

1669/780 Landscaping-rock removal progress: The rocks have been moved and the area is ready for planting.

Insurance Renewal with Atlas: Dave reported on the insurance renewal that has been completed.

New Business:

Tree removal Contractor selected: The tree removal contract to address the down trees and preserve down trees was hired and did a great job. Aquatic Consulting did a great job.

Water leak at 1722: There is another water leak that is the county responsibility that is leaking between the driveways. We have requested more information from the County.

Mulch Supplier/Vendor selection: The mulching will be done during the second week of December after the new landscaping is completed, which is scheduled for the first week in December.

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

- **Next meeting:** December 6th, 2024, at 10:00am Budget meeting and Annual meeting.

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