

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

## Regular Meeting of the Board of Directors

**Date:** January 10th, 2025

**Time:** 10:00 AM

**Place:** Via Zoom Video Conference & Clubroom

**Call to Order:** The meeting was called to order by president, David Boomstra at 10:03 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 November Minutes and the December Organizational Meeting 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 that 2025 will be possible additional phases of Preserve clean out, pressure washing and typical maintenance will be prioritized but this year the Board of Directors will be watching the budget.

**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). Please be sure to access the Portal to view your January payment details for the 2025 assessments.

### **Unfinished Business:**

**Downspout Project:** Dave reported on an investigation that is being done to address any downspout issues.

### **New Business:**

**2025 Committee Appointments:** A **MOTION** was made by Alice and seconded by Diane to appoint Sue Fantaroni to the Landscaping committee for 2025. All in favor. **MOTION PASSES** unanimously.

**Preserve Landscaping Phase II, III:** Alice gave a detailed report on plans for the phase II to chop up the ground debris around the preserve. There may be some plantings considered in the future.

**Vent Cleaning:** Lauren gave an update that the Dryer Vent cleaning is scheduled for January 30<sup>th</sup>, 2025. There will be an eblast that communicates what is being done per the BID, an estimated start time and a schedule by building the week prior.

**Pressure washing:** Dave gave a report The Board of Directors does plan to do pressure washing of the sidewalks/etc. around April timeframe.

**Pool furniture and protocol/messaging:** Dave gave a report that information has been communicated to the SAE Board of Directors regarding the chairs and Alice added that she has also communicated that the pool signs need updated. SAE did replace several chairs since the board made the request. The SAE Board of Directors asked that residents please put the chairs back where they found them and put the umbrellas down after use and tip the chairs up around the tables.

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

- **Next meeting:** February 14th, 2025, at 10:00am.

**Adjournment:** With no further business to discuss, Dave made a **MOTION** to adjourn the meeting at 10:57am. 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