

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: April 4th, 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 10:04 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 to approve the previous minutes as presented and seconded by Alice. It was noted that the April meeting date did change after the March meeting to 4.4.2025 from the 4.11.2025.

President's Report: David Boomstra gave an extensive report on open items of association business including maintenance items that have been addressed to include backflows that needed repaired/replaced. Dave's report included details on gutters and the maintenance that can be expected for the Gutter Guards from the debris that is created from Pine needles etc.

Treasurer's Report: Alice gave a detailed report on the current financials as attached to this corporate record. Financials are in good shape and all line items are on track.

Managers' Report: Lauren reported on additional items of repair that have been addressed that are the association's responsibility. Lauren reported on accessing the owner portal and how to submit requests for things that you see around the property that need to be addressed. If you need your login information, please email info@sunstatemanagement.com. Lauren reported that the new contact for irrigation is Derrick.

Unfinished Business:

Building Dryer Vent Replacement: The vents on the outside of the building were due to be replaced if there was an issue with them. Lauren reported that this was scheduled for March 17th, 2025. We have not received an invoice or a report on any that were replaced by the vendor. Sunstate will follow up with the vendor on what was done, and Alice will check the vents that she was aware needed maintenance.

Preserve Phase II: Alice reported on the status of the Preserve Phase II project.

New Business:

New Resident Welcome Wagon: It was discussed what was being sent to new owners as a welcome letter to the community.

Parking – Day and Overnight: Dave reported that there is discussion with the Master association on managing overnight parking in the sub-associations. Dave reported that the consensus of the presidents is that they do not want Parking passes to be managed through the Master association because of logistics of having to contact the master association to get passes for parking.

Landscaping Exploratory: Dave reported on the status of the landscaping contract and investigation that is being done on landscaping.

Other: Diane reported that all the Board Members are officially Certified and have fulfilled the State required obligation.

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

- **Next meeting:** May 9th, 2025, at 10:00am

Adjournment: With no further business to discuss, Alice made a **MOTION** to adjourn the meeting at 11:16am. 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