

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: June 20th, 2025

Time: 9:00 AM

Place: Via Zoom Video Conference & Clubroom

Call to Order: The meeting was called to order by president, David Boomstra at 9:00 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 the following board members present:

David Boomstra,
Diane Santoro
Alice Schilling (absent)

Also in attendance was Lauren Wilson MBA, CAM from Sunstate Management.

Approval of Minutes: A **MOTION** was made by Dave to approve the previous minutes and seconded by Diane. All in favor. **MOTION PASSESS** unanimously.

President's Report: David Boomstra gave an extensive report on open items of association business including discussion of the downspouts and options for where to direct the water, information regarding landscaping plans, and information related to the Master association and how it impacts Kensington Preserve.

Treasurer's Report: Dave gave an extensive report on the current financials as attached to this corporate record in Alice's absence.

Managers' Report: Lauren reported that residents will be receiving a Special Assessment package containing the Notice of Adoption, Resolution, and invoice for the special assessment.

Unfinished Business:

Tree Trimming: Lauren went over the quote that was received for trimming all of the trees. A **MOTION** was made by Diane to approve the proposal as submitted. Dave seconded the motion. All in favor. **MOTION PASSES** unanimously.

Welcome Package: Diane gave an extensive report on the updates that were made to the welcome package. The updated welcome packet will be posted on the Portal and the Website. We will also eblast the updated Welcome package to all residents.

New Business:

Special Assessment:

CONSIDER, DISCUSS, AND VOTE, ON LEVYING A SPECIAL ASSESSMENT FOR THE FOLLOWING

PURPOSES:

<u>Description of Purpose</u>	<u>Total Estimated Amount</u>	<u>Per Unit Estimated</u>
Special Assessment for road paving within St. Andrews East. Each Association will be assessed the same amount per resident/unit.	\$17,868.00	\$446.70

Due July 25th, 2025

A **MOTION** was made by Diane and seconded by Dave to approve the Special Assessment as proposed for \$446.70 per unit owner to be paid by July 25th, 2025. All in favor. **MOTION PASSES** unanimously.

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

- **Next meeting:** August 8th, 2025, 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