

Kensington Preserve of St. Andrews East Association, Inc.

Regular Meeting of the Board of Directors

Date: July 11th, 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 10:05 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 Diane to approve the previous minutes from June and seconded by Dave. All in favor. **MOTION PASSES** unanimously.

President's Report: David Boomstra gave an extensive report on open items of association business including the current financial status of the association. Dave's report included that the palm trees have been trimmed, and other maintenance items have been addressed. The insurance renewal will be in November. Currently pressure washing of the sidewalk is being considered in the fall but due to cashflow of the association the board may decide to wait to pressure wash until February.

Treasurer's Report: Alice was absent from the meeting and Dave reported in her absence.

Managers' Report: Lauren reported that we are in hurricane season. In the event of a storm please be on the lookout for communications and report any damage to your unit to the association. Please be sure to put anything that could become projectile during a storm inside.

Unfinished Business:

Special Assessment Collection: Lauren reported that there are still 27 owners that owe for the special assessment. Please continue to mail checks to the address provided or you can also make your payment on the Owner portal.

New Updated Handbook for Residents and New Owners: The updated handbook has been posted to the owner portal and emailed to all residents. It is recommended that you leave a printed copy in your unit if you rent your unit so that renters are aware of the rules and information regarding Kensington Preserve.

Palm Tree Trimming: The palm trees have been trimmed with the exception of 5 trees behind 1714. The tree trimmers will be returning to address those trees.

Street Repairs in SAE: The Street repairs have been completed by SAE. Dave will be providing feedback to SAE board on the road repairs.

Downspout Extensions Landscaping: Investigation is being done on the downspout extensions and how to address the washout that is occurring from them.

New Business:

2026 Budget Planning: Budget planning will be happening in August and September.

Landscaping Artistree Discussion, potential Proposal Juniper: The association has received a quote from another landscaper that is 40% higher than the current contract. The board of Directors will continue to closely monitor the current landscaping contractor.

Focus for 2026 will be common elements, landscaping, downspouts: These projects will be considered during budgeting for 2026.

Funding for the downspout project: This will be looked at to incorporate in the 2026 budget.

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

- **Next meeting:** September 12th, 2025, at 10:00am

Adjournment: With no further business to discuss, Dave made a **MOTION** to adjourn the meeting at 1105am. 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