

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

## Regular Meeting of the Board of Directors

**Date: September 12, 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 10:00 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 (Zoom)

Also in attendance was Gina Fouquet, LCAM,CMCA from Sunstate Management.

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

**President's Report:** David Boomstra reported that there hasn't been any roof leaks since the new roof was put on. Dave reported that he has been talking with the insurance company about financing the insurance. Normally the association has prepaid but the money has gone to cleaning up the park this year. Overall, we are very current on receivables.

**Treasurer's Report:** Alice gave a report on the current financials as attached to this corporate record.

**Managers' Report:** Gina introduced herself.

### **Unfinished Business:**

**Downspout project 2026:** This project is being budgeted for 2026.

**Budget 2026 beginning:** Alice and Dave will be starting to work on the budget. There possibly will be an increase.

**SA completed all paid in full:** Dave explained in President's report that 39 out of 40 people have paid the \$446 road assessment.

**Other-Plant and Landscaping updates:** Alice reported that some work hasn't been charged for, and some work has not been completed. Also, there will be some plantings along borderline.

### **New Business:**

**Insurance discussions with Atlas:** Dave reported in President's report.

**Other: None**

**Homeowner comments:** Comments were taken by the board of directors. Residents should check on their homeowner's insurance to see if they can get a discount on their insurance since the property is in such good condition.

- **Next meeting:** October 10, 2025, at 9:00am Hotwire Education Seminar

**Adjournment:** With no further business to discuss, Diane made a **MOTION** to adjourn the meeting at 11:00am. The motion was seconded by Diane. All in favor. The **MOTION** passes unanimously.

Prepared by

Gina Fouquet, LCAM, CMCA  
Sunstate Management Group  
For the Board of Directors at Kensington Preserve