

**FAREHAM SQUARE CONDOMINIUM ASSOCIATION, INC.**  
**301 2ND STREET NORTH; ST. PETERSBURG, FL 33701**  
**BOARD OF DIRECTORS MEETING MINUTES**

April 18, 2017

1. **CALL TO ORDER:** The meeting was called to order by Board President Furtek at 3:00 p.m. in Unit 14, 301 2<sup>nd</sup> Street North, St. Petersburg, Florida 33701.
2. **ESTABLISH A QUORUM:** A quorum was established with Directors Blews, Clees, Furtek, and Shannon present; additional attendees Iris Yetter (Owner), Michelle Murray and Phil Colettis (Ameri-Tech).
3. **APPROVAL OF MARCH 22, MEETING MINUTES:** Director Blews moved, and Director Clees seconded, approval of the March 22, 2017, Board of Directors meeting as submitted. There was no discussion and the motion passed unanimously.
4. **MANAGER'S REPORT:** Michelle Murray of Ameri-Tech (A-T) provided the following overview.
  - a. A-T picked up Association Records from CMG on 4/13/2017. A-T to bring records to next meeting for review by Board to determine which records to keep. Only required to keep last seven (7) years by law.
  - b. Consolidated Electric to provide a proposal for converting current light pole bulbs to LED.
  - c. Pool Works submitted final invoice for coping/tile and sealing in the amount of \$6783.20. Director Furtek made a motion to pay this invoice pending financial records reconciliation by A-T and Board which was seconded by Director Blews. The motion passed unanimously.
  - d. Received Simpson Pool proposal to replace spa light controller board for \$400. Director Blews made a motion to approve this proposal which was seconded by Director Clees. The motion passed unanimously.
  - e. RR Lawns provided quote from Massey to treat shrubs and grass for \$70/month. This includes twelve (12) treatments, one per month (grass one month and the next month shrubs). Current landscaping charge with pest treatment is \$240. New monthly charge will be \$460.
  - f. Spectrum Business Solutions contract expires on 03/2018. They have provided a new package. This was deferred until the completion of the financial records reconciliation and budgeting efforts for 2018 have been completed.
  - g. Fire extinguishers were certified by Pye-Baker Fire Equipment on 4/5/2107.
  - h. All Lines Insurance Group renewal date is 11/8/2017. All Lines account executive will provide a pro-rated quote or Cyber Liability endorsement on association's current D & O policy and will forward to Board for review. Need to follow up with All Lines and have them present/review with the Board current and future insurance requirements.
5. **FINANCIAL REPORT:** Director Blews expressed serious concern over state of current financial statement provided by CMG. A full, joint financial reconciliation is required once the final financial records are received by A-T. Further discussion was deferred until completion of reconciliation.

6. OLD BUSINESS:
  - a. Pool/spa repair: See above
7. NEW BUSINESS:
  - a. Mail box light: A-T to arrange for an electrician to repair current installation.
  - b. Mosquito problem Units 14 & 15: A-T to contact Terminix for service.
  - c. A-T to contact RR Lawns for a cost to replace the ground cover between driveways between Units 16 & 17.
8. COMMITTEE REPORTS: No report at this time.
9. DIRECTORS COMMENTS: No comments at this time.
10. OWNERS COMMENTS: Iris Yetter inquired as to whether there was any response from Duke Energy to the letter sent to them reference the power pole relocation. Director Furtek said there had been none to date.
11. NEXT MEETING: The next meeting of the Board of Directors will be on May 16, 2017 at 3:00 p.m. at Unit 1.
12. ADJOURNMENT: Director Shannon moved, and Director Blews seconded, adjournment. The motion passed unanimously, and the meeting was adjourned at 4:20 p.m.

Posted April 27, 2017