

FAREHAM SQUARE CONDOMINIUM ASSOCIATION, INC.
301 2ND STREET NORTH; ST. PETERSBURG, FL 33701
BOARD OF DIRECTORS MEETING MINUTES
(January 17, 2018)

1. **CALL TO ORDER:** The meeting was called to order by Board President Shannon at 2:06 p.m. in Unit 16, 301 2nd Street North, St. Petersburg, Florida 33701.
2. **ESTABLISH A QUORUM:** A quorum was established with Directors Shannon, Furtek, Yetter, Dorward, Falkenberry present; additional attendees (Jenny Schoenfeld (AmericTech), Charles Arbeen (unit 15 owner).
3. **APPROVAL OF December 12, MEETING MINUTES:** Director Furtek moved, and Director Dorward seconded, approval of the December 12, 2017 Board of Directors meeting as submitted. There was no discussion and the motion passed unanimously.
4. **MANAGER'S REPORT:** Jenny Schoenfeld reported the following:
 - *contacted three general companies about AC units that need to be moved. Trinicon, DeLuca, Ruko, and then Harrington was added as an option.
 - *Spa issue has been examined and found to have solids in the circulator. Will ask if this is a problem for operation of the spa
 - *Delintz cleaners were contacted for price. All will be inspected. Date of inspection was set for Monday, February 26. Owners will be notified by email by Jenny and by Director Falkenberry with notes to each unit back door. President Shannon now has keys to units although some are missing (Stubblevine, Tyler, Moon). An attempt by President Shannon will be made to get the missing keys.
 - *Emergency numbers are missing for various unit owners. Jenny will let us know whose information she still needs.
 - *We have a website. www.farehamsquareassoc.com. Discussed various items to put on site including minutes, events, calendar, association docs, board members, etc
 - *Budget. We are on track with our budget. No owners payments outstanding more than 30 days. All monthly expenses paid but landscaping and pool, since bills have not been received. We have about \$33 K on hand.
5. **OLD BUSINESS:**
 - A. Lock for dumpster will be purchased asap. Misunderstanding about waiting to replace. Reports that some non unit owners are using our dumpster
 - B. Landscaping proposal was left this morning with Tess. No one had time to review. Jenny will send out email and hard copies will be delivered to board members. A review will be done and a meeting set up with David of R and R to answer questions. Hopefully we will decide on this by February 13 meeting.
 - C. Shutters reported by Director Furtek. Options: roll up, accordion, particles, fabric. Pros and cons to each. Variation in the costs. Always an option is to install

hurricane windows. Fabric might be the least intrusive and inexpensive. Asked Jenny to find an installer to come to our next meeting to discuss fabric.

D. A/C unit relocation. Discussed problems with how to service or replace those that are blocked in by townhouses next to Unit 7. Jenny has asked three or four different general contractors to give us advice. See MANAGERS REPORT above.

6. NEW BUSINESS

A. Spa filter cleaning See MANAGERS REPORT

B. Dryer Vent Cleaning. See MANAGERS REPORT

C. BBQ grill notice. Jenny composed a note to be signed by Brad that will go out to all unit owners about grills needing to be 10 feet away from the walls when being used. A request for emergency information will be added to this note. Also a note would include statement on SMOKE DETECTORS, whether they are hard wired or battery operated.

D. POD for Unit 15. Charles Arbeen was at the meeting to discuss his plans for removing contents of unit. The other brother will be taking things shortly. Chad will be moving out and taking things in the next few weeks. What to do with the things that are left, including books and furniture, has not been determined. Charles may or may not use a POD in the driveway. Board encouraged him to use a POD no larger than the footprint of the brick driveway and that we did not want a POD lingering there for much more than a week.

E. Pest control status. We have contracts with Teminix for rodent (expires Oct) mosquito and Termites. We have time to think about a replacement company. Advised Jenny that we were tented about 3 years ago.

F. Routine maintenance. Arthur comes every other Tuesday in the afternoon. There are several items that need to be corrected. Lights along sidewalk (look at LED), hose holder and hose in front of Iris unit, white planters around the pool need cleaning (this may be part of grounds work coming up).

G. Future meeting dates (second Tuesday at 2 pm) Units to be decided. Rebecca will post notice on the bulletin board (she has key!) and Jenny will send out email notice to owners.

February 13 unit 7, Director Yetter

March 13

April 10

May 8

June 12

6. COMMITTEE REPORTS: NONE

7. DIRECTORS COMMENTS:

Decision to have a condo party on Saturday April 7 in the courtyard, pot luck, to

celebrate hopefully our new landscaping.

Director Yetter advised the board of the next hearing on the BEZU condo project. It has been appealed to city council. Meeting date is FEB 1 at 9 am at city hall. Several unit owners will be attending.

8. OWNERS COMMENTS: NONE (other than Arbeen above)
9. NEXT MEETING: The next Meeting of the Board will be held on February 13 at 2 pm in unit 7.
10. ADJOURNMENT: Director Furtek moved, and Director Dorward seconded, adjournment. The motion passed unanimously, and the meeting was adjourned at

3:45 pm

Posted .