

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

November 20, 2018

1. **CALL TO ORDER:** The meeting was called to order by Board President Shannon at 2:02 p.m. in Unit 16, 301 2nd Street North, St. Petersburg, Florida 33701.
2. **ESTABLISH A QUORUM:** A quorum was established with Directors Dorward and Secretary Falkenberry present. Additional attendees were Jenny Kidd (Ameri Tech), Kevin (BMCi Contractors).
3. **APPROVAL OF MEETING MINUTES:** Director Dorward moved, and Director Shannon seconded, approval of the October 9, 2018 Board of Directors meeting as submitted. There was no discussion and the motion passed unanimously.

A request from a unit owner was made to send a copy of the approved minutes by e-mail after the board meetings. The minutes will continue to be posted on the bulletin board but are also available on our website, www.farehamsquareassoc.com

4. **MANAGER'S REPORT:**

Financials were reviewed. No monthly accounts are in collection. There were some questions about several units' outstanding balances. Jenny will check on those to see if there are accounting errors.

No sales or leases this month

Notices for Annual meeting notice have been sent.

R and R contract was reviewed. Several action items were mentioned that need to be completed. We have asked David from R and R to attend the January meeting to discuss the contract for 2019.

Proposal from O'Neils Tree Service was presented.

Door repair on the pool equipment area shed has been completed by Arthur.

Jenny has received all the old roofing permits issued by the city for the roofs in our complex.

Engineering inspections and insurance adjusters have been out to Unit 17 for possible claims. This is moving forward.

Annual Meeting is scheduled for Tuesday December 11, at 7 pm around the pool.

5. **OLD BUSINESS:**

- a. Unit 17 skylight replacement update. No action taken. See Managers Report. Kevin from BCMi had suggestions.
- b. Unit 17 interior repairs update. No action taken. See Managers Report. Kevin from BCMi had suggestions.
- c. Pool Equipment area door lock repair has been completed. See Managers Report.

- d. Arborist proposal for tree evaluation. With a few revisions, Director Shannon moved and Director Dorward seconded, that we approve the work outlined. Motion passed. We asked for proof of liability coverage and workmen's comp. Total amount to be spent was \$2840.
6. NEW BUSINESS:
- a. Pet Weight limit review. No action taken and no changes made to our current pet policy. The potential buyer has not shown a serious interest.
 - b. Association Document review. It has been over 10 years since we made any changes to our current condo docs and rules. Jenny will contact our attorney to get an estimate of how much it might cost for a complete review and to make any suggested changes.
 - c. Kevin from BCMI Contractors was at the meeting. The Board asked him to provide us with an evaluation of the status of our roofs and estimates on what and when to fix. The report will be delivered by the January 2019 meeting, with Kevin in attendance. Strapping will be discussed.
7. COMMITTEE REPORTS:
- a. Grounds Committee. Director Falkenberry had some requests and suggestions for R and R. Some will be done before the end of the year such as repair of the straps holding the trees upright along the sidewalk, replacing the dead plant in the planter by the pool, replacing the flowering plants along the walkway with red geraniums. Some will be determined after meeting with David of R and R in January. It was requested that Arthur do some hand weeding of the grounds.
8. DIRECTORS COMMENTS: No additional comments.
9. OWNERS COMMENTS: No other owners in attendance.
10. NEXT MEETING: The next Meeting of the Board will be held on December 11 at 7 pm poolside.
11. ADJOURNMENT: Director Dorward moved, and Director Falkenberry seconded, adjournment. The motion passed unanimously, and the meeting was adjourned at 3:25 pm.

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