

FAREHAM SQUARE CONDOMINIUM ASSOCIATION, INC.
301 2ND STREET NORTH; ST. PETERSBURG, FL 33701
BOARD OF DIRECTORS MEETING MINUTES
July 2, 2019

1. **CALL TO ORDER:** The meeting was called to order by Board President Shannon at 11:30 am in Unit 7, 301 2nd Street North, St. Petersburg, Florida 33701.
2. **ESTABLISH A QUORUM:** A quorum was established with Directors Dorward, Yetter, and Falkenberry present; additional attendees included Jenny Kidd from Ameri-Tech.
3. **APPROVAL OF May 14 MEETING MINUTES:** Director Yetter moved, and Director Dorward seconded, approval of the May 14 Board of Directors meeting as submitted. There was no discussion and the motion passed unanimously. Minutes posted on the Bulletin board by Director Falkenberry, Secretary.
4. **MANAGER'S REPORT:**

Financials to be sent next week. No accounts over 30 days. No sales/leases. No external correspondence. No bids/proposals. No violations.

Maintenance issues for AI include: setting his regular days at the complex to the second and fourth Tuesday of each month; cleaning hoses and replacing nozzles; weeding; cleaning paint off the plants in front of Unit 15; getting quotes on installing gate for the possible AC units replacements on west side of Building A.

BBT is offering a high yield money market account. Director Dorward moved, and Director Yetter seconded, to put \$82,000 in such market for 12 months. The monies came from various line items in the budget that were sitting unused. Interest earned can be used for any budget item.

The roof replacement and strapping schedule was discussed. We have a quote of about \$5000 per unit but need quote for additional strapping. Jenny will ask for those numbers from the roofing contractor.

We agreed to shred boxes of old association records from 2010 and 2011. We have been paying \$45 per box per year for storage.

Spectrum Cable/Internet has offered us a new contract with better services. Director Dorward moved and Director Yetter seconded, to allow Jenny to negotiate the contract, looking for the best offer with either a cap on the annual increase or a shorter term of the contract if possible. Our existing contract expired in May. President Shannon can sign the contract for the association.
5. **FINANCIAL REPORT** No outstanding accounts, no big variances in budget noted. Report to be sent the second week of July.

The budget committee will convene immediately after the board meeting, at 1 pm in Unit 7 to discuss 2020 budget. Proper notices were posted.
6. **OLD BUSINESS:**
 - a. **BCMI roofing report:** See Managers report
 - b. **Unit 17 interior repairs:** One payment from the condo has been sent to the contractor. Our insurance representative is working on questions about our deductible. There are some new leaks apparently caused by SERV PRO. The situation is still unresolved.

- c. Condo revised docs/questions were agreed upon. Jenny will be sending our list to our attorney, ZACUR, for response.
 - d. Maintenance person Al: See Managers report.
 - e. Conversion of wall panel to create an opening on the south side of the pool equipment to accommodate possible AC replacements was discussed. Al/Jenny will contact the fence company to get quotes for the work.
 - f. Cleaning of rain gutters. Jenny will contact the company we used before who performed the work at a very reasonable rate.
7. NEW BUSINESS:
- a. Spectrum Internet and Cable; See Managers report.
 - b. Use of rope ladders from second or third floor in case of fire: We discussed the railings of the units being able to support such ladders and people using them.
8. COMMITTEE REPORTS:
- Director Falkenberry advised that R and R still needs to replace the plant near the front door of Unit 19. Weeding is still an issue, especially along the alley way. We discussed the use of salt water instead of Round Up or vinegar. The iron nail in the planter in front of Unit 19 needs to be removed. Other work has been completed as requested.
9. DIRECTORS COMMENTS: Heating the swimming pool year round was discussed. Board was not inclined to move forward on this action.
10. OWNERS COMMENTS: No other owners present.
11. NEXT MEETING: The next Meeting of the Board will be held on September 10 at 2 pm, unless there is a need to meet in August. Advance notice will be posted as needed.
12. ADJOURNMENT: Director Yetter moved, and Director Dorward seconded, adjournment. The motion passed unanimously, and the meeting was adjourned at 1 pm.

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