

FAREHAM SQUARE CONDOMINIUM ASSOCIATION, INC.
301 2ND STREET NORTH; ST. PETERSBURG, FL 33701
BOARD OF DIRECTORS MEETING MINUTES
September 10, 2019

1. **CALL TO ORDER:** The meeting was called to order by Board President Shannon at 2 pm am in Unit 7, 301 2nd Street North, St. Petersburg, Florida 33701.
2. **ESTABLISH A QUORUM:** A quorum was established with Directors Dorward, Yetter (by phone) and Falkenberry present; additional attendees included Jenny Kidd from Ameri-Tech.
3. **APPROVAL OF July 2, 2019 MEETING MINUTES:** Director Dorward moved, and Director Shannon seconded, approval of the July 2, 2019 Board of Directors meeting as submitted. There was no discussion and the motion passed unanimously. Director Falkenberry will post approved minutes on the Bulletin Board.
4. **MANAGER'S REPORT:**

Financials: Reviewed with no major variances. No accounts overdue 30 days. No sales/leases. No external correspondence. No violations.

Two quotes for new gate in courtyard received.

Maintenance person Al: regular schedule is the second and fourth Thursday of the month for 4 hours. His tasks this month include: pressure washing the pool deck; removing weeds from various pots around the pool; cleaning several hoses and replacing faucets; replacement of bulletin board; weeding grounds in various locations.

Jenny has requested quotes from three companies as a possible replacement for R and R. President Shannon had another company to add to the list.

Jenny has negotiated a new contract with Spectrum Cable/Internet for less money and better services. Hopefully the contract will begin November 1. The contract is for 5 years, with a 90 cancellation notice, and no more than a 4% increase annually. Individual owners will need to negotiate their own contracts directly for additional services. A sample letter was provided that will go to all unit owners advising of the new contract/situation.
5. **FINANCIAL REPORT** The budget committee submitted the 2020 budget. The quotes for condo insurance are not yet available. Hopefully we will see those costs by November. We can make slight modifications to the budget then. It will be presented to the unit owners at the December annual condo meeting for approval.
6. **OLD BUSINESS:**
 - a. Unit 17 interior repairs: the owner continues to work with attorney on settling the claims. Our insurance representative is working on our deductible payment. The situation is still unresolved.
 - b. Status of changes to the condo docs were discussed along with the meeting with and response from our attorney. Director Dorward agreed to compose a memo to send to the attorney about our requests and asking attorney to provide wording to present to the condo unit owners for approval.
 - c. Spectrum Contract: See Manager's report.
 - d. Maintenance person Al: See Managers report.

7. NEW BUSINESS:

- a. Update on neighbor's new fence: our neighbor apartment complex to the east has installed a new fence that nicely matches the fence we have that extends almost the entire back of their property. There is still concrete and debris on the walkway going to the dumpster that needs to be cleaned up.
- b. Jenny has two quotes for creating a new gate on the pool deck gate. From Florida Fence...\$895.00. From Smith Fencing...\$1135.64. Another option is to purchase the materials and have Al do the work. In a phone call with Al at the meeting, he seemed to be OK with taking this job on.
- c. Wind Mitigation Report. Jenny provided hard copies of the newest wind mitigation report to be used by unit owners for possible reduction in home owner's insurance costs. She has an email copy also that she can send to anybody that needs it.
- d. Cleaning of gutters: Jenny will contact companies to negotiate a contract to have the work done.
- e. Replacing R and R: Jenny is getting bids to compare costs and service with a possible replacement of R and R. Several board members are not happy with the level of service that we are getting from them.
- f. 2020 budget has been presented to the board by the Budget Committee. There may still be some adjustments to be made, after we get the insurance quote. It will be presented to all unit owners for approval at the annual December meeting.

8. COMMITTEE REPORTS:

Grounds:

Director Falkenberry compiled a list for Jenny of things that R and R still needs to accomplish. Weeding is still an issue, especially along the alley way. The raised sidewalk in front of Units 9/10 needs to be reported again to the city. Jenny will provide a list of new owners to be posted on the Bulletin board by Director Falkenberry.

The driveways in front of the units facing Third Avenue need to be cleaned and repainted, hopefully with a slip resistant paint. This is a job for Al.

Director Falkenberry will post a list of vendors that visit the complex, along with their schedules. They all have keys to the gates.

9. OWNERS COMMENTS: No other owners present.

10. NEXT MEETING: The next Meeting of the Board will be held on October 9 at 2 pm.

11. ADJOURNMENT: Director Dorward moved, and Director Falkenberry seconded, adjournment. The motion passed unanimously, and the meeting was adjourned at 3:35 pm

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