

FAREHAM SQUARE CONDOMINIUM ASSOCIATION, INC.
301 2ND STREET NORTH; ST. PETERSBURG, FL 33701
BOARD OF DIRECTORS MEETING MINUTES
February 11, 2020

1. **CALL TO ORDER:** The meeting was called to order by Board President Shannon at 2:04 pm 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 and Unit 19 owners Carol and David Fletcher.
3. **APPROVAL OF January 14, 2020 MEETING MINUTES:** Director Dorward moved, and Director Yetter seconded, approval of the January 14, 2020 Board of Directors meeting as revised and submitted. There was no discussion and the motion passed unanimously. Director Falkenberry will post approved minutes on the Bulletin Board after the meeting.
4. **MANAGER'S REPORT:** Presented by Jenny.

Financial: No accounts over 30 days. All appears normal with no large variations.

Sales/leases: None.

External correspondence by Jenny

****She has been in touch with Serve Pro since there might have been an overcharge for mold remediation in Unit 17.**

****She has been in contact with Duke Power about the leaning power pole in the alley near Unit 7. Jeff Baker of Duke says he will make it a priority. Jenny was advised that there are telecommunication wires attached to the pole that must be removed also.**

****A notice was sent to Unit 14 to advise that the inspections done by Teminix and NaturZone showed no infestation so no treatment was done. It is the unit owner's responsibility to repair internal damages.**

****Return of keys has been requested from R and R but not returned at this point. Jenny will ask again. .**

****Received a quote from Specialized Services and Installation to address cracks in Unit 7 wall. We asked Jenny to ask them to also give us a quote for gutter cleaning due to overflow issues.**

Maintenance person Al: regular schedule continues to be the second and fourth Thursday of the month for 4 hours. Jenny provided us a list of tasks completed. His current tasks include: clean out behind the spa; paint shower pole; fix fire extinguisher cover (Jenny to contact Piper Fire Inspection for help).

The new contract with Spectrum Cable/Internet appears to please all unit owners.

5. **FINANCIAL REPORT:** No accounts over 30 days. No major variances from budget.
6. **OLD BUSINESS:**
 - a. Unit 17 interior repairs: The situation remains unresolved and is on-going.
 - b. Update on Al's work schedule: SEE MANAGERS REPORT
 - c. Update on Utility pole: SEE MANAGERS REPORT
 - d. Update on Gutter cleaning; SEE MANAGERS REPORT
 - e. Comments on meeting with Attorney Zacur: After a recent meeting, some revisions,

as well as changes to our R and R were discussed. Jenny will request review of wording from Zacur. Then at the next board meeting, we will review and prepare to send out a new request for votes from unit owners.

- f. Faded sign on 2nd Street will be replaced by larger plastic sign. Jenny will locate vendor.
- g. Cracks in wall in or near Units 6 and 7: SEE MANAGERS REPORT.
- h. Lawn Contract with A Premium Lawn was discussed. Director Falkenberry reported that they have contracted with Massey again and Massey will be coming out every other month, time and date unknown. A Premium Lawn has been asked to give us a complete evaluation of the sprinkler system. Director Falkenberry gave them a copy of the schematic drawing. They were supposed to come out last week. No word has been received. An on-site walk through meeting with the owner and several directors will be organized by Jenny to go over the grounds.
- i. Unit 13 owner has completed her indoor repairs at minimum cost and is not requesting any reimbursement from the condo association.

7. New Business

- a. Pet regulations were discussed to be sure all owners know about the new regulations.

8. COMMITTEE REPORTS:

Grounds: Director Falkenberry discussed issues that need to be addressed by the new Lawn company such as: complete sprinkler evaluation; new contract with Massey; meeting to go over the situation of dead or dying plants and any replacements.

- 9. OWNERS COMMENTS: Unit 19 owners David and Carol Fletcher participated in the discussion of new R and R amendments regarding rentals with remarks from their perspective of being owners with a rental unit.
- 10. NEXT MEETING: The next Meeting of the Board will be held on March 10 at 2 pm at Unit 8.
- 11. ADJOURNMENT: Director Dorward moved, and Director Yetter seconded, to adjourn. The motion passed unanimously, and the meeting was adjourned at 3:31 pm

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