

FAREHAM SQUARE CONDOMINIUM ASSOCIATION, INC.
301 2ND STREET NORTH; ST. PETERSBURG, FL 33701
BOARD OF DIRECTORS MEETING MINUTES
January 14, 2020

1. **CALL TO ORDER:** The meeting was called to order by Board President Shannon at 2 pm am in Unit 16, 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 Phil Colettis from Ameri-Tech and Unit 19 owner Carol Fletcher.
3. **APPROVAL OF November 12, 2019 MEETING MINUTES:** Director Dorward moved, and Director Yetter seconded, approval of the November 12, 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 after the meeting.
4. **MANAGER'S REPORT:** Presented by Phil. Jenny was unable to attend the meeting.

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

Sales/leases: The rental contract for Unit 9 was presented and accepted.

External correspondence: Notice sent out to unit owners about where to put Christmas trees. Owner of Unit 14 was advised that the inspections done by Teminix and Nature Zone showed no infestation so no treatment was done. It is the unit owner's responsibility to repair internal damages. Flori de Leon has painted the back of building A where the truck knocked off paint and plaster.

Jenny has attempted to get a response from DUKE Power about removal of the old power pole near unit 7. Several emails and letters have been sent to them and to a contact at City Hall. Board requested to see the actual letters/emails being sent. We may need to follow up with our attorney to ask Duke to remove the pole due to safety issues.

Jenny has requested the gate key back from R and R. So far, it has not been returned.

Proposal from Gutter Man was for \$150 to clean out the gutter at Unit 7. We asked Jenny to re contact the company about an examination of all gutters especially regarding the wire covers being littered with leaves.

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: fix soffit near unit 17; remove rusty nail in front of unit 19; remove weeds from large pots in front of unit 2; clean out behind the spa; fix fire extinguisher cover (Jenny to contact the fire inspection company). Cleaning the light fixtures on Third Avenue North in front of units has been accomplished.

The new contract with Spectrum Cable/Internet has been signed and was effective December 15, 2019. We received good reports from many people whose personal bills have been reduced.

Raised sidewalk in front of Units 11/12 has been replaced.

5. **FINANCIAL REPORT:** No accounts over 30 days. No major variances from budget. The 2020 budget was approved at the December annual owners' meeting.
6. **OLD BUSINESS:**
 - a. Unit 17 interior repairs: The situation remains unresolved. We will recommend that she contact our attorney Zacur.

- b. Spectrum Bulk Internet/Cable contract was finalized, effective December 15, 2019. So far the comments have been positive.
- c. Status of changes to the condo docs: Several of the proposed changes to the condo docs were adopted at the owners meeting in December. These will be filed by Jenny with the appropriate agencies.

The board is still working on a few additional changes that were not approved at the annual meeting. A lengthy discussion took place at the board meeting. Phil from Ameri-Tech will send us some options that other condo associations are using related to leases, rentals, etc. Once we review those, we will need to get clarification from our attorney for proper wording and have them approved by unit owners.

- d. Maintenance person Al: See Manager's report.
- e. Update on utility pole: See Manager's report.
- f. Update on gutter cleaning: See Manager's report.
- g. Unit 14 issues. See Manager's report.
- h. Painting of back wall of building A: See Manager's report.

7. New Business

- a. We are now in a month to month contract with A Premier Lawn Care. A walk through with them and Directors Shannon and Falkenberry will be arranged to discuss their work plan and issues to be addressed.
- b. Phil asked the board members to sign the official certification. Attending board training was also offered.
- c. The faded condo sign on Second Street was referred to Al.
- d. Cracks in the wall of unit 7 and 6 were reported. We asked Jenny to have the cracks inspected .
- e. Unit owner 13 Stamper has requested the board help pay for inside dry wall issues that are a result of the roof replacement. We need to see pictures of damage and get an estimate of the costs.

8. COMMITTEE REPORTS:

Grounds: Director Falkenberry discussed issues that need to be addressed by the new company such as: complete review of sprinkler system; assessment of dead or dying plants and replacement; arranging for Massey or similar company to treat the silver thorns; budget needed for taking care of issues.

Director Falkenberry needs to revise the list of vendors that visit the complex, along with their schedules since we now have a new lawn company.

- 9. OWNERS COMMENTS: Unit 19 owner Carol Fletcher participated in the discussion of new R and R amendments regarding rentals with remarks from her perspective of being an owner with a rental unit.
- 10. NEXT MEETING: The next Meeting of the Board will be held on February 11 at 2 pm at Unit 7.
- 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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