

**FAREHAM SQUARE CONDOMINIUM ASSOCIATION, INC.**  
**301 2ND STREET NORTH; ST. PETERSBURG, FL 33701**  
**Board Meeting Minutes February 15, 2022**

1. CALL TO ORDER: The meeting was called to order by Board President Brad Shannon at 2:02pm
2. ESTABLISH A QUORUM: A quorum was established with Directors Brad Shannon, David Dorward, Carol Fletcher and Greg King present; additional attendees Jenny Kidd (community manager) Residents Thomas Landon and Rebecca Falkenberry
3. January minutes approved unanimously (Motioned Director Fletcher and seconded Director King)
4. Managers' Report- Jenny Kidd (Ameri-Tech)
  - \*Insurance Renewal and risk assessment moved to yearly date of July
  - \*American Roof and Sheet metal
  - \*Stamped concrete quote and looking at alternatives
  - \*Painting- Jenny Kidd (Ameritech) along with Directors Shannon and Fletcher meeting with Lowes painting Thursday at Fareham Square courtyard.
  - \*Gutter work completed
  - \*Roofing work completed
  - \*Al pressure washed courtyard and pool area/replaced lights
  - \*Tennant leases expiring March and April
  - \*Next Meeting March 12, 2022 at 2pm
5. Financials- 1 owner not up to date/Director Doward discussed rolling pool and water into one category on monthly water bill water consumption is good
6. Old Business-
  - \*Al work completed Roofing/Gutter repair completed (see above)
  - \*Pool Report-being manually regulated due to leaks in pool gutters and possibly spa filter or return/ Need leak detectors for both pool/spa Red Rhino recommended by our pool company with cost around \$1000 for all-vote motioned by Director King seconded by Director Fletcher approved unanimously
  - \*Grounds-hibiscus pruned 2 sprinklers replaced/cutting Silverthorne 50% in March before painting (Director King will coordinate with Cut-Rite)-\*Grand Oak-Apollo from O'Neil's tested branches and saw new buds and twigs were green showing signs of improvement (cautiously optimistic)-going to add second sprinkler watering and personally monitor.
  - \*Unit #6 application reviewed and approved unanimously via email
7. New Business-
  - \*Roofing-add strapping into new roofing quotes
  - \*Lease renewals for units #2 & #9/Unit 9 is in awaiting Unit 2

\*Termite Prevention discussed garage and window flashing and spraying/Talk with Nature Zone about preventative measures

\*Painting will occur around March 28, 2022 (weather) need letter and email for unit owners/Cost for unit owners to paint balcony floors \$120, front Gates \$175, need price for railing/need owner to-do list/Meeting Thursday on pool deck with painter

8. Directors Comments- Director Dorward brought up sealing pool deck/Quote Pro paver clean and seal vs Al doing/Director Fletcher didn't think it would be cost effective
9. Owners Comments: Rebecca Falkenberry noticed chairs still in need of repair and need to mail/post meeting dates/Thomas Landon thanked board for their time and effort
10. Next meeting will be Tuesday March 12, 2022 at 2:00pm via conference call
11. Adjournment- at 2:50pm