

FAREHAM SQUARE CONDOMINIUM ASSOCIATION, INC.
301 2ND STREET NORTH; ST. PETERSBURG, FL 33701
Board Meeting Minutes September 20, 2022

1. CALL TO ORDER: The meeting was called to order by Board President Brad Shannon at 2:01pm
2. ESTABLISH A QUORUM: A quorum was established with Directors Brad Shannon, David Dorward and Greg King present; additional attendees Jenny Kidd (community manager) TC and Residents Iris Yetter and Rebecca Falkenberry
3. April minutes approved unanimously (Motioned Director Dorward and seconded Director King)
4. Managers' Report- Jenny Kidd (Ameri-Tech)
 - *Financials- Coding errors and adjustments being made will be reflected in October statement/Unit #2 60 days past due-email being sent
 - *Proposals for water valve at unit #1
 - *No luck on handyman-several candidates and options turned down/any suggestions welcome.
 - *Termites Unit #6- Terminix contacted
 - *Piper Fire extinguishers scheduled for 9:30am 9/21/22
 - *Smoke Detectors- units need updated
 - *Globe for Unit #14- being retrieved from Painters
 - *Annual Meeting scheduled for Fareham Courtyard December 6, 2022 at 4pm
 - *Next Meeting October 11, 2022, at 2pm
5. Financials- being amended will revisit in October meeting (see above)
6. Old Business-
 - *Pool Report- pump problems(fixed)/water usage remains stable may have to check leak detectors for spa if needed in future/checking on \$1500 credit from City for past leaks in unit #2/valve in unit 1 approved unanimously (moved by President Shannon-2nd by Director Dorward)
 - *Grounds Report- Replacement of Silverthorne's approved-need options/New hose holders to be replaced as needed/need 2 quotes for tree trimming/Grand Oak removed by City-need to ask if they are replacing/still need handyman/letter to be sent by our Lawyer and options for leak on foundation from neighboring A/C unit to be investigated.
7. New Business-
 - *Roof replacement for Units 10 & 11 to be started/Dates for units 18 & 19 to be set approved unanimously (moved by Director King/2nd Director Dorward)/Remaining roof replacement/financing and timing to be discussed(Roofing reserves will be \$13,568 on 12/31/22 - \$22,238 on 6/31/23 -\$26,570 on 9/31/23) assessment of \$2,200-\$3,000 will be needed to completed
 - *Driveways to be repainted as soon as weather allows
 - *Unit 2 water leak reimbursement from City (\$1500)

*Budget Committee lead by President Shannon, Director Fletcher and owner Landon to commence 2023 Budget

7. Owners Comments: Rebecca Falkenberry need to email Board packet to everyone/Dorward & Falkenberry pointed out need to fix and clean up trash area created by Duke Energy
8. Directors Comments: None
9. Next meeting will be Tuesday October 11, 2022 at 2:00pm via conference call
10. Adjournment- at 3:09pm