

**FAREHAM SQUARE CONDOMINIUM ASSOCIATION, INC.**  
**301 2ND STREET NORTH; ST. PETERSBURG, FL 33701**  
**Board Meeting Minutes May 16, 2023**

1. CALL TO ORDER: The meeting was called to order by Board President Brad Shannon at 2:03 pm poolside.

2. ESTABLISH A QUORUM: A quorum was established with Directors Brad Shannon, David Dorward, and Conrad Ayotte via telephone.

4. Managers' Report- Jenny Kidd (Ameri-Tech)

\*Financials: The special assessment payments continue to come in as scheduled. There are no accounts 60 days past due.

5. Old Business-

\*Cut Rite invoice – Invoice for \$10,825.36 for the plants and soil in the planters behind each unit. David motioned to approve this invoice, Conrad seconded, all were in favor, the motion was approved.

\*Handyman – Mark Aiello was out and made all repairs requested at the community. No new requests at this time.

\*Assessment Payments- currently \$80,071.40 has been paid into the assessment, there is \$23,657.56 that will still be paid in by the end of the special assessment.

\*Insurance Update -Ashley Affendakes from All Lines Insurance, the community's insurance agent came to give a general overview of the insurance market. The next date that is going to determine the insurance market for this year is June 1<sup>st</sup> as that is the next reinsurance date. This date will also probably be when we see if insurance companies are staying in the state or declining to write coverage moving forward. The community is currently with Citizens and the law was updated this session to not require the association to carry flood insurance, which would have been an additional expense for this renewal. Ashley says the community is in a good position with new roofs and hurricane strapping, but the general market in Pinellas is difficult for getting insurance companies interested in covering buildings. Ashley did say that wind mitigation reports and a milestone inspection from an engineer would help make the community attractive to insurance companies. She will be marketing the community to all insurance companies available at renewal.

\*Drew Roofing Progress – Drew was at the community completing the roof at unit 4, unit 1's roof has been completed and the roofs at units 5, 6, and 7 will be done as unit 4 is complete.

\*Planter Update and watering schedule – The current sprinkler schedule is Sunday, Wednesday, and Friday. Carol is currently checking the beds and hand watering as needed. Brad will take over this duty when Calle goes out of town. Carol also suggests getting more soil in some of the beds to even them out as water is pooling in some areas. As Cut Rite initially said the plants would need to be watered daily and then suggested the sprinkler schedule should water the plants enough, the board would like it in writing that the sprinkler schedule will be enough to ensure the warranty on the plants will be valid.

\*Dumpster chain and ground repair (City/Duke) – The city said they had repaired the dumpster but that is not the case and Jenny will reach back out. Jenny did find someone at Duke who may be able to help and emailed them about the damage at the pole in the alley.

\*Refund from City for Unit 2 water leak – Dave’s goal is to have this to the city for reimbursement by May 30<sup>th</sup>.

#### 6. New Business-

\*323 2<sup>nd</sup> St N demolition – Nothing has been approved by the city yet.

\*Sentricon subterranean termite treatment – It was decided nothing is needed at this time.

#### 7. Committee Reports:

Pool-No major issues detected for water use. The board received a quote to install new grids. Brad made a motion to approve, Dave seconded, all were in favor motion passed.

Grounds-All mentioned in above planter update.

8. Owners Comments: Pete asked about having an umbrella at the pool. Iris said she does have one in her patio. There were boxes not broken down in the dumpster, Jenny so email out a reminder.

9. Directors Comments: Brad brought up that there is a pool sign and clock that went missing during the painting project. Lowes needs to replace them. Jenny will follow up with them.

10. Next Board meeting will be September 12<sup>th</sup> at 2 PM location TBD.