

FAREHAM SQUARE CONDOMINIUM ASSOCIATION, INC.
301 2ND STREET NORTH; ST. PETERSBURG, FL 33701
Board Meeting Minutes November 14, 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.
3. APPROVAL OF PREVIOUS MEETING MINUTES: Conrad motioned to approve the minutes as presented. Dave seconded. All were in favor. Motion passed.
4. MANAGER'S REPORT- Jenny Kidd (Ameri-Tech) Jenny reported on actions taking during the month.
5. FINANCIALS: There is one resident owing for the special assessment. However, they did send in this and the other money that they owe. There is one resident who owes for past due balance that has committed to pay and one resident who has a current month due.
6. OLD BUSINESS-
 - *Handyman – There was a request for fungus to be removed from the base of the tree opposite unit number 7. There was also a request for Gene to clean up the area at the back of the neighbor's building. There is weeds and plants coming up through the fence.
 - *Drerw Roofing Updates – Jenny will contact Linda in unit 17 to see if the roof repairs were completed to her satisfaction.
 - *Gutter repair unit 7 -The Gutterman of Tampa Bay was out on Monday, November 13th and they had concerns about the roof. When they arrived and went onto the roof the area they were walking on the roof, it was soft. Jenny has contacted Drew Roofing about this issue and they will come out and check the issue with the soft roofing over unit 7.
 - *Gutter Cleaning and downspout cleaning – The board wants to move forward with this cleaning as soon as funds allow.
 - *Update refund from City for Unit 2 water leak – David Dorward will be reviewing this information and expects to have an update at the next board meeting.
 - *2024 Budget Committee – The draft budget for next year has been set, and sent to the residents for review before the December 12th budget meeting.
 - *Spectrum contract renewal – The board was sent the paperwork on the renewal. The board will be reviewing the contract and giving input. Jenny will be contacting Spectrum to see about adding community wifi. However, on the whole, the board agrees this is a good deal.
 - *Reserve Funds CD – Jenny is working on a 16 month CD at 5.00% APY in the amount of \$20,000.00. Brad has sent over his side of the paperwork and the CD will be put into place by the Ameri-Tech accounting office.
 - *Unit 2 Walkway Repairs – There was damage created by the occupants of this unit. Jenny did tell them it was their responsibility to repair it. The board asked Jenny to follow up on this issue.
 - *Milestone Inspection & Structural Integrity reserve study – Will send signed proposal and deposit as soon as funds allow. Iris asked about funding moving forward. Jenny said it would make sense to put this in the reserves for the 2025 budget.
 - *Rental units – There was a discussion about the rental units in the community. It was discussed that there has been one unit owner who has had a rental for quite some time and there is essentially one space available for renters. Jenny raised concerns that other condo communities usually have about rentals including renters

not taking care of the common property and decreased property values. The board did acknowledge that they thought reviewing language about hardship rentals would make sense. The board asked Jenny to reach out to the attorney to get some guidance on his thoughts on this issue.

7. NEW BUSINESS-

*Water/sewage use update – The spa is leaking at a high rate. Dave is going to be getting proposals next week for spa repair. It was mentioned that the water cost has increased by 8% in the last year.

*Building Insurance – The building insurance came in under budget. The replacement of the roofs and providing wind mitigation to the agent most likely helped with the cost.

*Pool/spa renewal contract – Triangle Pool sent the board a new contract with a 19% increase. Jenny has contacted four other companies for proposals. It is understood that the current company is very good and they do provide equipment to continuously maintain the pool chemicals. However, the board does want to look at other options.

*Drew strapping proposal for units 12 & 13 – There was a question about where the strapping would be done. The strapping will be done along the atrium and street-side roof. Jenny will keep the residents informed of the date of the strapping.

8. COMMITTEE REPORTS:

Grounds – Handyman Gene has done pressure washing of courtyard and other projects. Gutters need cleaned. Cut-Rite will be weeding the flower beds. Also, feral cats have become a nuisance. Jeny will be contacting the city about the fact that there is cat food being left at the vacant house on 2nd Street.

8. DIRECTORS COMMENTS: None

9. OWNERS COMMENTS: None

10. NEXT MEETING DATE: The next meeting be the annual and budget meeting on December 12th at 4 PM at the community deck as weather allows.

11. ADJOURNMENT: A motion to adjourn was made by Brad at 3:05 PM, Dave seconded. All were in favor.