

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

January 8, 2019

1. **CALL TO ORDER:** The meeting was called to order by Board President Shannon at 2:04 p.m. in Unit 16, 301 2nd Street North, St. Petersburg, Florida 33701.
2. **ESTABLISH A QUORUM:** A quorum was established with Directors Shannon, Yetter and Falkenberry present. Additional attendees were Jenny Kidd Ameri-Tech, Scott Tyler Unit 10 and Kevin from BCMI Contracting.
3. **APPROVAL OF November 13 meeting MINUTES:** Director Shannon moved, and Director Falkenberry seconded, approval of the November 13 Board of Directors meeting minutes as submitted. There was no discussion and the motion passed unanimously.
4. **MANAGER'S REPORT:**

Year end financials are due on Thursday, January 10.

There are no accounts currently in collection but there is one unit over 30 days due.

No sales this month but we have one application for Unit 15. Appropriate forms have been sent to the realtor.

Presentation from BCMI described below

O'Neills Trees arborist will be out in early FEB. A notice will be sent out to owners related to having cars moved from driveways.
5. **FINANCIAL** Our annual report is due on Thursday January 11.
6. **OLD BUSINESS:**
 - a. Unit 17 skylight replacement is on going, working with owner/board/insurance company and Jenny.
 - b. Unit 17 interior repairs on going with owner/board/insurance/Jenny
 - c. Arborist contract was revised and signed. The company O'Neills Trees will be on property in early FEB. Notice will be sent to all owners to move cars from driveways.
 - d. Status of individual water metering proposal was discussed. Jenny was asked to get ROI information on installation and pros/cons to the proposal.
 - e. BCMI presentation was made by Kevin. Aerial photos were discussed indicating the condition of the current roofs on all units. Some units are in worse shape than others due to sunlight exposure and weather. All units need caulking and silicone around exterior windows and pipes/flashing to help extend the life of the roofs. Some windows are showing water leaks. We discussed different types of shingles, weatherproofing, energy savings, etc. We asked Kevin for the following information to proceed:

Quotes for caulking all roofs; quotes for silicone treatment for all exterior windows; recommendation of which roofs need to be replaced when and in what order; quotes on different prices for replacing and strapping roofs.

Kevin also mentioned we should check with our insurance company about any price reductions for any upgrades to the current roofs that we might accomplish.

7. NEW BUSINESS:

- a. Pet Policy issues. Board President Shannon met with unit owners about new pet. Board was assured that the owners know about the pet policy and have signed the condo docs indicating such. The pet meets the current weight limit as described in our Rules and Regulations of 30 pounds.
- b. Meeting Date with condo attorney was discussed along with various items we want to bring up with him. Directors Yetter and Falkenberry will compile a list of questions for clarification with the attorney. Jenny will check on meeting option dates with attorney for the week of January 29.
- c. New owner application process and Board involvement. This is one of the issues to be discussed with the attorney.
- d. Missing bolt on garbage dumpster will be fixed. We learned that Arthur will no longer be working on property. Jenny is going to find someone else to help with odd jobs around the complex.
- e. Light dangling at the mail box will be fixed.

8. COMMITTEE REPORTS:

- a. Grounds Director Falkenberry
 1. R and R contract has been self renewing for a while. We need to talk to the company about various issues not addressed. We will attempt to set up a conference call with Dave in the coming weeks
 2. Arthur from Ameri Tech is no longer working on our grounds. We need to get some hand weeding done soon.
 3. There are some other issues on the grounds that need to be addressed such as the fencing at the end of the walkway. After the tree arborists get their work done in early FEB, we will work on next projects.

9. DIRECTORS COMMENTS: NONE

10. OWNERS COMMENTS:

- a. Scott Tyler had some comments about the pet policy and meeting requirements and the roof.

11. NEXT MEETING: The next Meeting of the Board will be held on February 12 at 2 pm in Unit 7 (Yetter).

12. ADJOURNMENT: Director Yetter moved, and Director Falkenberry seconded, adjournment. The motion passed unanimously, and the meeting was adjourned at 4:15 pm.

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