

# FAREHAM SQUARE CONDOMINIUM ASSOCIATION

September 17, 2024

## BOARD OF DIRECTORS MEETING MINUTES

Date: September 17, 2024 Time: 4 PM

Location: Conference Call: Phone number: 425-436-6366 Access Code: 596483

1. CALL TO ORDER: President Shannon called the meeting to order at 4:04 p.m.
2. ESTABLISH A QUORUM Four Board members (Brad Shannon, Jim Sewell, Greg King and Callie Fletcher) were present at the onset of the meeting; David Dorward joined a few minutes late.

Owners Rebecca Falkenberry and Iris Yetter were present, and Jenny Kidd and James Myrthil, representing the management corporation were also in attendance.

3. APPROVAL OF May 14, 2024 MEETING MINUTES: Brad moved and Greg seconded approval of the minutes. Unanimous approval.

### 4. MANAGER'S REPORT

- Jenny will be taking a new position within the company; she will be succeeded by James Myrthil., who attended today..

### 5. FINANCIAL REPORT

Four accounts and one special assessment are past due; Jenny is following up. No further comments

### 6. OLD BUSINESS

### 7. NEW BUSINESS

- DBPR 4-Hour Mandatory Class (Jenny discussed class requirements)..
- Gutter replacement (Absolute Gutters bid came in at \$9475)
- 2025 Budget (Brad, Jenny, and Dave to meet by Zoom on 9/25.)
- SIRS MSI Inspection (Study (Should be returned next month)
- New pool flow valve (David Dorward will install when he returns in October)
- Association bank change (Jenny discussed and responded to questions)
- Unit 17 roof leak (Correction to fix is in the queue for Drew Plumbing)

### 8. COMMITTEE REPORTS:

#### ○ Grounds/Pool

- Gene to do list: weed courtyard and pool equipment areas; power wash paves; change lights along 3<sup>rd</sup> Avenue
- 6 pool chairs repaired and returned; back gate was pulling off wall, now secured
- Tampa Bay Plumbing cleared gutters and downspout
- Absolute gutters came to give quote; getting second quote
- SIRS MSI inspection complete
- Cute Rite coming weekly on Thursday

9. DIRECTORS' COMMENTS: Directors had no additional comments.

10. OWNERS' COMMENTS; Iris shared the sad news that Carolyn Stamper (Unit 13) had passed away.

- Rebecca had several comments about the grounds. Greg to follow up.

11. NEXT MEETING DATE: October 15 at 4 PM (location TBD)

12. ADJOURNMENT: The meeting was adjourned at 4:49 p.m.