

Fareham Square Condominiums

Board of Directors Meeting Minutes

Date: April 22, 2025

Time: 4:00 PM

Location: Poolside, 301 2nd St N, St. Petersburg, FL 33701

I. Call to Order

The meeting was called to order by Director Shannon at 4:04 PM. Board members in attendance:

- Brad Shannon
 - David Dorward
-

2. Approval of Previous Meeting Minutes

Motion: To approve the minutes from the March meeting as written.

Moved by: Director Shannon

Seconded by: Director Dorward

Vote: Unanimously approved.

3. Reports

Financial and Management Reports

- March financials are in good standing.
- One previously reported delinquency has been resolved. The homeowner has paid the outstanding balance and attorney's fees in full.
- Southern Building Rehab Group will deliver repair estimates per unit by Friday. These will distinguish between HOA-covered and homeowner-responsible items.
- Management is now logging all mass email communications for transparency and compliance with potential records requests.

Grounds, Maintenance and Repairs

- Triangle will inspect the heat exchanger to address a minor leak; they previously replaced a motor.
 - Special Plumbing completed prior leak repairs as scheduled.
-

6. Adjournment

There being no further business, the meeting was adjourned at 4:28 PM.