

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

June 13, 2017

1. **CALL TO ORDER:** The meeting was called to order by Board President Furtek at 3:00 p.m. in Unit 16, 301 2nd Street North, St. Petersburg, Florida 33701.
2. **ESTABLISH A QUORUM:** A quorum was established with Directors Blews, Clees, Furtek, and Shannon present; additional attendees Jenny Schoenfeld and Phil Colettis (Ameri-Tech).
3. **APPROVAL OF MAY 16, MEETING MINUTES:** Director Blews moved, and Director Clees seconded, approval of the May 16, 2017, Board of Directors meeting as submitted. There was no discussion and the motion passed unanimously.
4. **MANAGER'S REPORT:** See Old Business below.
5. **OLD BUSINESS:**
 - a. **Financial status:** A-T has nearly completed the review and update of the financial accounts received from CMG. Numerous payments made by CMG have been recoded and allocated to the proper accounts. This has made a significant impact on the Year to Date Variance in the current Income Statement reducing the variance from \$23,128.77 to \$2,991.77. A-T to continue review and the next month's financial records should correctly represent our financial status. Director Blews requested A-T to review and determine why there is a variance on the Maintenance Fee of (\$1,033.68). A-T to advise. Payment has been paid to Unit # 11 on the previous overpayment.
 - b. **DUCS payment:** DUCS invoicing is correct and they have been paid in full.
 - c. **Plantings in front of Units 16 & 17:** Director Shannon questioned R & R Lawn & Landscape suggestion to plant additional \$60 worth of ground cover to solve the problem. A-T suggested that maybe R & R was not the right contractor to solve this problem as they were more of a "mow and go" contractor. A-T will provide the Board with a list of contractors more suited to assisting us with this problem. Director Shannon moved to dig up the bed to determine actual condition of the ground cover and the tree. Director Blews seconded. The motion passed unanimously. Once a suitable contractor is selected we will work with them to determine proper solution. It was also pointed out by A-T that this contractor will also be able to assist us with the overall landscaping requirements of the property.
6. **NEW BUSINESS:**
 - a. **Pool/spa chemical system:** A general discussion was held on the current status of the spa. Simpson's is presently regulating the chemical treating manually in lieu of the using the automated system which is not functioning properly. Director Shannon moved we accept, and President Furtek seconded the Simpson Pools proposal to replace the chemical feeder system in the amount of \$2,675. The motion passed by majority vote.

- b. Unit vent dryer cleaning: This cleaning is done every other year and is not due until March 2018.
- c. Unit # 12 rental: The Board has decided to review the Fareham Square Condominium documents with respect to the number and duration of unit rental. A-T pointed out that if more than 10% of the units are rented it becomes very difficult for anyone wanting to purchase a unit as the lending agencies will not lend in these circumstances. The Board will also take under review what measures need to be implemented so that short term rentals are not allowed (i.e. Air BnB).
- d. Landscape contract review: President Furtek suggested we have R & R come in and discuss the current contract. A-T to arrange.
- e. Unit # 16 roof leak: There is a leak which has caused the ceiling to crack from water damage in the bedroom on the 3rd Avenue side. A-T to arrange for the roofing company to come out and investigate. Roofing and sheetrock repairs are to the account of the Association. Repainting is to the account of Unit # 16.
- 7. COMMITTEE REPORTS: No report at this time.
- 8. DIRECTORS COMMENTS: No report at this time.
- 9. OWNERS COMMENTS: No comments at this time.
- 10. NEXT MEETING: The next meeting of the Board of Directors will be at the discretion President Furtek.
- 11. ADJOURNMENT: Director Shannon moved, and Director Clees seconded, adjournment. The motion passed unanimously, and the meeting was adjourned at 4:15 p.m.

Posted June 18, 2017