

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

June 12, 2018

1. **CALL TO ORDER:** The meeting was called to order by Board President Shannon at 2:08 p.m. in Unit 7, 301 2nd Street North, St. Petersburg, Florida 33701.
2. **ESTABLISH A QUORUM:** A quorum was established with Directors Furtek, Dorward, Yetter and Falkenberry present; additional attendees were Jenny Schoenfeld (America Tech), Jeana Seibert (Unit 12) and John Clees (Unit 6).
3. **APPROVAL OF MAY 8, 2018 MEETING MINUTES:** Director Furtek moved to waive reading of the minutes, and Director Dorward seconded the approval of the May 8, 2018 minutes of the Board of Directors meeting as amended. There was no discussion and the motion passed with Director Falkenberry abstaining due being out of the country for the May meeting.
4. **MANAGER'S REPORT:** Most of Jenny's report is noted under OLD BUSINESS.
The 8 outdoor chairs and one table have been picked up for repairs. To be delivered back to the property by week of June 11.
Consolidated Electric has fixed the walkway light that needed repairs.
Received one quote for gutter cleaning. Will get more.
Asked to find out Terminix schedule for regular visits. They have sprayed some units for mosquitos.
Discussion of SPECTRUM. It seems that the costs paid by condo association are being counted in individual unit billing. A Spectrum letter will be going out to each unit owner about the need for cable boxes which will be optional for owners and at their expense.
2019 Budget planning time is approaching. Liability insurance quotes are available in September. Budget was examined for our insurance escrow amount.
We need to know if there are any big projects anticipated by the board.
With the condition of our roofs being important to the board, Jenny was instructed to get estimates on anchoring/strapping the existing roofs. Budget was examined for our roof reserve amount.
The budget committee was named: Directors Shannon, Yetter, Furtek will be on the committee, along with Jenny.
Budget meeting for 2019 was set: Wednesday, July 18 at 2 pm in UNIT 16.
Director Falkenberry will post this as part of her Secretary duties.
5. **OLD BUSINESS:**
 - a. Storm shutters update, owners interests and letter to unit owners. A list of owners interests was provided to the board, based on a survey that Jenny sent out. Director Furtek moved, Director Dorward seconded, that we approve a letter

(with a slight revision) to be sent out to all owners about recent board decisions related to recommendations and options for storm shutter treatments. Jenny will send letter out to all unit owners. Director Yetter will make the approved changes to the letter.

- b. Unit 17 skylight replacements update. Director Shannon is the contact person to allow entry into the unit if the unit owner is not available. The hatch has been measured and we are waiting on the installation date.
 - c. Unit 17 interior repairs. Servpro needs to provide updated quotes for interior repairs to include painting. Unit owner may want to get quotes independently.
 - d. Stucco repairs for Units 1, 4, 5, 14, and 16. A quote was presented to the board from L and T Brothers for stucco repairs. Director Furtek moved and Director Yetter seconded that we accept the quote. Approved by the Board. Work can move ahead. If the work goes over the \$1400.00 costs, the contractor will need to come back to the Board for approval.
 - e. Pool furniture update: See MANAGERS REPORT ABOVE
 - f. Back gate repairs. These have been done by Arthur but the door needs to be painted. Director Shannon has paint that can be used.
 - g. Soffit repair Unit 14. Determined that the unit owner can do these repairs without assistance.
 - h. Hurricane Window replacements Unit 18. Director Falkenberry presented a proposal to approve ANTHONY REH LLC to replace Unit 18 windows and doors. Proper county and state licenses, appropriate certificate of insurance liability and drawings of work to be done were provided. Copies will be sent to Jenny for our records. Several other owners were interested in using REH for similar work in their units. Director Furtek moved, seconded by Director Shannon, to approve similar work in Units 18, 7, 12 and 8. Board approved.
6. NEW BUSINESS: None
 7. COMMITTEE REPORTS: None
 8. DIRECTORS COMMENTS; None
 9. OWNERS COMMENTS: Unit 6 owner asked about any AC units that have been moved. No units have been moved. Unit 12 owner asked to be added to the list of approved units for storm window replacements.
 10. NEXT MEETING DATE/PLACE:: The Board does not hold regular meetings during the summer. The Budget committee will meet on Wednesday, July 18 at 2 pm in Unit 16. Any owners are welcome to attend.
 11. ADJOURNMENT: Director Furtek moved, and Director Yetter seconded, adjournment. The motion passed unanimously, and the meeting was adjourned at 3:25 pm.