

Fareham Square Condominium Association

Annual Membership Meeting Minutes

Date: December 9, 2025

Time: Immediately following the Budget Approval Meeting

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

Quorum: Certified present by proxies and in-person attendance

1. Proof of Notice

An affidavit confirming proper mailing of the meeting notice to all owners was presented.

2. Approval of 2024 Annual Meeting Minutes

Motion: To waive the reading of the prior year's minutes and approve them as written

Moved by: Dave Dorward

Seconded by: Brad Shannon

Vote: Approved unanimously

3. Election of Directors

Three notices of intent to run for the Board were received for three open positions. As this did not exceed the maximum five-member board, no election was required.

By proclamation, the 2026 Board consists of:

- Brad Shannon
- Dave Dorward
- Greg King

4. Owner Motion – Board Gift Cards

A motion was made to provide gift cards to Board members.

Motion: To provide gift cards to Board members

Result: No second — Motion failed

Members instead agreed informally to consider a community appreciation event in the future.

5. Reports of Officers & Committees

Maintenance & Grounds

- Walkway lighting repaired
- Handyman (Brett from Emerald Facility Maintenance) scheduled to return in one week
- Shrubs trimmed and irrigation areas maintained
- Protective cover installed for smart irrigation valve

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- Driveway and sidewalk coating options discussed (including Gemstone surface and pressure washing)
- Ongoing issues with photocell-controlled lighting noted
- Replacement of aging fixtures to LED discussed
- Pool water usage improved
- Smart valve installed to prevent runaway water usage
- Recommendation to distribute toilet leak-testing dye to owners

6. Vacant Units & Water Monitoring

Discussion held regarding vacant units and the importance of periodic inspections to avoid leaks. Owners will be notified to check their units regularly.

7. Open Forum

Topics included:

- Large number of vacant units
- Realtor notifications for open houses
- Discussion of modifying pet size restrictions (would require amendment to governing documents and a membership vote)

8. Adjournment

Motion: To adjourn at 4:27 PM

Moved by: Greg King

Seconded by: Dave Dorward

Vote: Approved unanimously