

**FAREHAM SQUARE CONDOMINIUM ASSOCIATION, INC.**  
**301 2ND STREET NORTH; ST. PETERSBURG, FL 33701**  
**Board Meeting Minutes January 13, 2026**

1. CALL TO ORDER: The meeting was called to order by Brad Shannon at 4:03pm
2. ESTABLISH A QUORUM: A quorum was established with Directors Brad Shannon, David Dorward and Greg King and James Myrthil (community manager): Residents- Tom Landon, Pete Tapley, Robert & Nancy Muhar and Rebecca Falkenberry
3. Approved December Minutes(unanimously)
4. Managers' Report- James Myrthil (Ameri-Tech)
  - \*Financials: No delinquency/budget good even with higher insurance/look at vendor contracts for pool & landscaping
  - \*Annual maintenance w/ Drew roofing
  - \*List for Next Door to fix (Plants/power wash/gutter spout/paint)
5. Old Business-
  - \*Grounds-Planter's sprinkler system (new plants)/signs for pool/cut rite is biweekly
  - \*Pool-Spa pump/heater evaluate entire system and pool service/water use good
  - \*Couple units haven't done toilet test (not mandatory)
6. New Business-
  - \*Possibility of allowing pool usage for non-residents (next door)
  - \*Open houses and Relator signs
  - \*Looking to replace complex light fixtures (repairs not working)-electrician
  - \*Pressure wash and paint (replace) sidewalks and driveways
8. Owners Comments: Robert Muhar garbage/gate key not working- Pete Tapley and Tom Landon questions on how to change restrictions (building/rentals/dog size)
9. Director's Comments: N/A
10. Next Board meeting will be Tuesday February 17, 2026, poolside
11. Adjournment (President Shannon motioned/Director Dorward seconded)- 5:12pm