

District on 9th Condominium Association
Minutes, Initial Closed Board of Directors Meeting

PROVISIONAL

*Approved
BOD
meeting
Aug 6, 2024*

This was initially designated as a “closed meeting” by Simon Gallo, our LCAM from Community Associates. However, upon further inquiry of our attorney, Dan Greenberg, it was determined that this meeting should not have been so designated. Therefore, these minutes are being posted for homeowners’ review.

October 5, 2023

Present at Meeting:

Board members: Stephanie Spiegel, Alin Leslie, Eileen Spony

Other: Simon Gallo, Association Manager, Condominium Associates

Agenda:

- **Call to Order:** The meeting was called to order at 4:06PM
- **Roll Call of Directors/Establish Quorum:** All members of the Board were present. Minutes of the turnover meeting on September 27, 2023 will be provided to members at the first Annual Meeting on a date to be determined, but after the close of the fiscal year ending on December 31, 2023. Minutes from this meeting will be provided to the Board of Directors 72 hours before the next Board meeting.
- **Financial Report:** Simon Gallo informed the Board that there will be a budget workshop soon. The Board reviewed the financial statements for the eight months ended August 31, 2023 with Simon Gallo. There was discussion of fee allocation. Simon Gallo is to provide the Board with official documentation of the method of allocation. Simon Gallo reminded the Board that there will need to be a Budget Workshop soon to discuss the 2024 budget.
- **Managers Report:** There was discussion of several items in the Declaration and Restrictions, including rooftop decorations, lease rentals, air b&b rentals, termite bonds and late payments. There was discussion of water/sewer usage by tenants in the home/work units on Arlington.
- **New Business:**

1. **Attorney Discussion:** There was discussion and review of proposals from several attorneys. Stephanie Spiegel made the motion to contract with Greenberg Nickoloff for legal services. Alin Leslie seconded the motion. The motion was approved unanimously.

2. **Open Discussion:** There was discussion of hiring someone to provide regular, ongoing maintenance, such as regular clean up of the property and lawn maintenance. The Board discussed the Architectural Committee which is provided for in the Declaration and Restrictions. It was suggested that this include landscaping. There are trees that require trimming and plants that are overgrown, among other issues. Alin will talk to the City of St Petersburg regarding speed bumps on the drive/street fronting the garages in the 16 town homes on the north side of the development. The Board will meet with the landscaper and discussed appointing an Architectural Committee. There was discussion of establishing appropriate ways for members to communicate with the Board.

3. **CA Property Walks:** Simon told the Board that he walked the property and reported his observations. Stephanie Spiegel made a motion to contract with CAMS (Community Association Maintenance & Services) for general clean-up and maintenance on a regular basis to be determined. Alin seconded the motion. The motion passed unanimously.

4. **Bulletin Board:** There was discussion about purchasing and installing a small Community Bulletin Board near the mailboxes. Simon Gallo will research some options.

5. **Location of Upcoming Meetings:** There was discussion of where to hold upcoming meetings. Alin volunteered her event space, Oak Street Exchange, for quarterly Association meetings. This location would allow the Association to simultaneously offer in person and virtual attendance. Closed meetings will be held at one of the directors' homes, probably with some rotation. The next Closed Meeting of the Board will be held at 3:00PM, Tuesday October 17th at the home of Eileen Spony in advance of the Budget Workshop at 1:00PM on Thursday, October 19, 2023.

• **Adjournment:** The initial meeting of the District on 9th Board of Directors was adjourned at 6:11PM.