

District on 9th Condominium Association
Minutes, Pre Budget Workshop

*Approved
BOD meeting
Aug 6, 2024*

PROVISIONAL

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 17, 2023

Present at Meeting:

Board members: Stephanie Spiegel, Alin Leslie, Eileen Spony

Agenda:

- **Call to Order:** The meeting was called to order at 3:24PM
- **Roll Call of Directors/Establish Quorum:** All members of the Board were present.
- **Financial Report:** There was a brief review and discussion of the financial statements for the nine months ended September 30, 2023. It was noted that the Budget Workshop would be held at 1:00 PM, Thursday, October 19, 2023 at Oak Street Exchange.
- There was discussion of water bills. The Association pays two water bills monthly: one for water, sewer and trash, which is the usage that is billed for the individual units, and a second for irrigation. The first bill for water, sewer and trash did not seem to be out of line; however, there was concern expressed about the irrigation usage, which seemed to be very high. All present expressed concerns about over usage as to irrigation. Alin offered to call the City of St. Petersburg Water Department to schedule and perform an irrigation walk through.
- Eileen summarized her discussion with Maureen Faber of Condominium Associates regarding the financial statements. Eileen had noted that there was no expense for water in September and asked about accrual, since that is generally the largest regular monthly expense. Maureen made suggestion of where she thought there would be increases in expenditures for 2024, particularly water and

insurance.

- **Pre Budget Items:** There was discussion of several items that should be considered for the 2024 budget, including the inspection and sealing of roofs. Stephanie stated that the Declaration and Restrictions called for roof inspection and sealing every four years and that the first phase of sixteen units was overdue. There was also discussion of when the four year period starts, i.e.; at completion or closing. This will be discussed further with Simon. Eileen suggested that the inspection and sealing should commence as soon as practical since there was still money in the 2023 budget for Repairs and Maintenance. The Association will need further information from Simon Gallo, condominium Associates, to identify appropriate vendors and pricing.
- Stephanie discussed a proposal from the landscape company regarding some landscape repairs and changes. Stephanie suggested that we meet with the landscaping company regarding their proposal. She will e mail the company and tell them not to do any proposed work until the Board has more information. She also suggested that the Association get additional quotes from other landscape companies, since the scope of the proposal was perhaps more than routine maintenance.
- Stephanie suggested that the Board call for volunteers to form an Architectural Committee, which would include Landscaping, at the Annual Meeting in 2024.
- Stephanie suggested that the Board talk with Simon to set up a meeting with the Association's attorney, Dan Greenberg to go over several issues as we transition from a Developer Board to a Homeowners' Board.
- Stephanie also suggested that the board clarify the notice and approval process for the various meetings that the Board needs to have, not all of which are formal Board meetings.
- There was discussion regarding the possibility of speed bumps and/or signage on the access road to the garages on the back row of units. Alin will follow up with the City of St. Petersburg. She noted that the problem is most acute during baseball season.
- There was discussion of contracting for exterior pest control on a regular basis for all of the units. Alin recommended Geiger Pest Control and Eileen will call the Company for an estimate.
- There was discussion of the cost of major repairs, especially painting and asphalt. The Board needs to gather more information about the cost and frequency of these major repair undertakings. There are budget reserves but further study is required to determine if the reserves are adequate.

- There was discussion of the area where the trash dumpsters are located. It was suggested that we need another dumpster and also some ways to make the area more attractive. This will be brought to Simon's attention.
- There was discussion of maintenance of the "park area". This will be encompassed by meetings with landscape companies as discussed above, and perhaps in the future by the Architectural Committee.
- **Adjournment:** Stephanie moved to adjourn the pre budget workshop. Alin seconded the motion. The pre budget workshop of the District on 9th Board of Directors was adjourned at 5:03 PM.