

The District Townhome Association, Inc.  
Minutes, Board Of Directors Meeting  
PROVISIONAL

*Approved  
BOD  
meeting  
Aug 6, 2024*

January 2, 2024

Present at Meeting:

Board members: Stephanie Spiegel, Alin Leslie, Eileen Spony  
CA: Randall Unwin  
Homeowner: Jonathan Erlichman

Agenda:

- **Call to Order:** The meeting was called to order at 12:00 PM
- **Roll Call of Directors/Establish Quorum:** All members of the Board were present.
- **Overview of the Development:** There are four buildings that were built by three different developers/builders. The back building on Arlington was built first, the west building fronting Arlington was the second one completed and had a different builder/ developer from the first building, the home/work building and the east building on Arlington were completed by the third builder/developer. Previously, assessments were charged based upon the size of the individual town homes. This was not in accordance with the Declarations. The 2024 assessments are being charged in accordance with the Declarations, with the 30 individual town homes being charged the same monthly assessment and the four work home units, being charge 1.5 times the individual town homes.

Simon was in charge of coupon books before his transfer. Randall is following up on the coupon books, He suggested that we give owners until February 15, 2024 to catch up to the new monthly assessment, provided that they paid the amount of the previous monthly assessment in January.

Alin asked if we should set up a meeting with CA management. Randall said that he wanted to get familiar with our association first. Randall is to send a letter to homeowners regarding coupon books and new 2024 assessment amounts.

April 1, is the target date for Eileen to complete the review of AR ledgers and Capital contributions billed and paid by homeowners. Eileen will work with Nidea at CA to complete this review.

- **Recent Projects:**

- **Tree Removal:** Stephanie stated that the removal of trees behind the back row looked good and complimented Alin for her choice of planting and rock pebbles. The gas company will finish repairing the lines near the park area. The rock pebbles will settle and then be less likely to move.
- **Landscaping:** Stephanie announced that there is a new landscaping company, Level Up Landscaping. The plants in the park need to be trimmed. The irrigation system needs to be checked out. The metal trim around the palm trees in front of the west building on Arlington should be moved to surround the landscape next to the building on the east end of Arlington. Homeowners Jonathan Erlichman and Alan Glaros were appointed to the Architectural/Landscape Committee.

- **Upcoming Projects:**

- **Plideks:** Stephanie told those present that the invoice for the deposit for plidek inspection and resealing was at CA and would be mailed today. Randall Unwin would coordinate with homeowners regarding scheduling. Announcements would also be made by posting in a “Shadow Box” to be installed near the mail boxes. Randall was checking with the city regarding any utility easements.
- **Pest Control:** The Board would like all owners to have regular pest control. The Board will check with Geiger pest control and other companies regarding services and pricing. The Board will also talk to the landscaping company to determine what pest control they are doing already. Initial bids for external termite boxes and inspection were expensive. Randall is to check with CA regarding recommendations for pest control.
- **Metal Borders in Front Landscaping:** This was discussed above in Landscaping.
- **Trash:** Randall is to follow up with Simon regarding the status of a larger trash bin. It should be possible because the trash area should comply with local building requirements. Randall is to follow up with the City of St. Petersburg.
- **Financials:** Randall will follow up with Nidea regarding Accounts Receivable.

- **HOA's:** Stephanie reminded everyone present that the monthly assessments for 2024 were \$332.00 and \$498.00, for the residential only units and the Home/Work units, respectively.
- **Recap:** Stephanie reviewed the items that Randall would follow up on or accomplish, including: owners who are still paying 2023 amounts; review our Declarations; conduct walk throughs, coordinate and check on the progress of plidek inspection and resealing; determine the location for a Shadow Box near the mailboxes; check with CA on pest control companies; check on a larger dumpster; check about putting utilities on auto pay' and check on the BOD ability to verify cash balances more frequently during the month.
- **Adjournment:** Stephanie moved and Eileen seconded a motion to adjourn. The meeting was adjourned at 1:30 PM.