

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

May 1, 2024
Zubrick Magic Theater

Present at Meeting:

Board members: Stephanie Spiegel, Alin Leslie, Eileen Spony
Attorney for the Association: Dan Greenberg
Condominium Associates: Randall Unwin

*Approved
BOD
meeting
Aug 6, 2024*

- **Call to Order:** The meeting was called to order at 6:20 PM
- **Roll Call of Directors/Establish Quorum:** All members of the Board were present. Stephanie introduced the Board members, Dan Greenberg and Randall Unwin. She wished Alan Glaros a Happy Birthday.
- **Update on Current Projects:**
 - **Power Washing:** Stephanie stated that Randall Unwin had spearheaded the project to power wash the townhouses in the rear row, the oldest building, at a reasonable cost of \$120 per townhouse. The cost was paid for by the participating homeowners. However, only 8 townhouses participated in this group effort. Stephanie reminded those present that anyone who lived in one of the rear townhouses needed to have their unit power washed. Randall will send an e mail to those owners that did not participate to remind them that it was their responsibility to arrange for the power washing of their units within thirty days. Randall would provide these owners with the name and contact information of the contractor that was used but owners were free to use a contractor of their own choosing.

Kerry Gibson asked about the situation with the dumpster and Stephanie deferred the question to later in the meeting.
- **Committees:**
 - **Landscaping and Irrigation:** Stephanie introduced the members of the Architectural and Landscaping Committee. The Committee is chaired by Alin Leslie. The non board members are Alan Glaros, 921 Arlington, Tom Dagnesi, 905 Arlington and Kerry Gibson, 913 Arlington.

- Stephanie explained that our irrigation system is actually several different systems. Recently there had been issues with a timer and other equipment. This was fixed by the landscaping company. But the irrigation system is difficult to work with and the members of the Architectural and Landscaping Committee will make recommendations to the Board.

Alin stated that many drip lines in the original system were broken or had cuts. The water was turned off in the front of the rear building because the plants that had been in front of the patios had all died. The landscape beds were too shallow for planting and so were filled in with marble pebbles. She stated that we were interviewing different companies regarding the irrigation system. We would it from battery operated to hard wired electric.

Stephanie talked about the current more frequent watering schedule. The The grass on MLK falls under water restrictions for lawns and is being watered twice a day on Sundays. The grass on Arlington is considered landscaping and is being watered Tues - Fri - and Sun in the AM and PM. This schedule will be reassessed as the weather gets hotter.

There was discussion of construction and possible defective construction. Dan advised the board and members present of the Statute of Repose. There are four and seven year limitations so we are within the Statute time frame. The irrigation system is potentially a claim.

There was discussion of possibly other things done incorrectly by the different builders/developers. However Dan stated that a construction defect claim needs to be substantial. It is premature. The Association has time to figure out if that is a viable option.

Stephanie introduced Alan Glaros of the Architectural/Landscaping committee. Alan gave an overview of the irrigation system.

Our development has four sprinkling systems, one for each building. Each system has two zones and one or two controllers for each zone. The controllers are operated by 9 volt batteries which need to be changed frequently. Anyone can access the controllers.

Typically the grassy areas have spray heads, but some may have drip hoses. The landscaped areas typically have drip hoses. It can be difficult to tell if drip hoses are working properly. Some drip like a leaky faucet, others may have flow issues. Drip hoses should be covered, many of ours are not. They should curl around plants, ours do not.

Our systems are fragile and unstable. Everything worked on the previous Saturday, April 27 but by Monday, April 29, several zones did not seem to be working properly. Our controllers are vulnerable. They can be accessed by anyone. The controllers should be wall mounted and locked.

Two buildings have electric outlets. Two have power but no outlet. As a start Alan stated that we should move the controllers out of the ground. Alan also recommended that we replace the drip hoses with pop up heads but that would be a considerably larger expense.

Alan told the Board and members present that the City of St. Pete allows for reclaimed water to be used on landscaping. Reclaimed water is cheap, but from what he could find the closest source is of reclaimed water is near MLK and 16th Ave S and that is not viable.

The Committee met with an Irrigation Company on Monday, April 29th. The company seemed very knowledgeable about both plants and irrigation, but they only worked with irrigation. Alan recommended separating the routine landscape maintenance and the irrigation system maintenance.

Alan recommended that we change the controllers to electric powered, wall mounted, locked control boxes. He then recommended that we map the system to determine what works and what does not. Alan provided a handout with a brief written description of our irrigation system, which is attached to these minutes.

Alan also told us that the palm trees had been staked longer than required and a request was made for some volunteers to remove the stakes on the palm trees in front of the east building on Arlington.

Dan reminded the Board that we should request that an owner of one of the commercial units volunteer for the Architectural/Landscaping Committee.

- **Standing Committee:** Stephanie announced that the Board would like to form a standing committee of volunteers to review our documents for consistency, to suggest any changes that might be necessary and to implement fines for departures from the Declarations and/or Rules and Regulations. Dan Greenberg told us that the Fining Committee needed to be a separate Committee and that no persons who were related to a Board member could be on this Committee.
- **Fining Committee:** The Board and members present were concerned about the Dumpster. The one that has been enclosed for dumpster is too small for an eight yard dumpster and six yard dumpsters are not on wheels.

Currently, we have trash pick up five days a week. The dumpster is still often filled because homeowners are not breaking down boxes. The Board would like some volunteers to address this issue and perhaps recommend fines for non compliance. Stephanie reminded everyone that if they see violations to please take a picture. If we respond when it happens, we should be able to manage the situation.

Stephanie also reminded homeowners that barbecue grills are not permitted on balconies. They may only be place on the roof or, in the case of the back row, the ground floor patios. She stated that there will be a mass e mail reminding homeowners to clean up their patios and move any barbecue grills to the roof,

- **Leases:** Stephanie explained that our Documents provide some general guidelines regarding leases. There is a limit of 25% on the number of residential town homes that may be leased at any given time. This limit does not apply to the large commercial units on MLK, only the thirty residential units on Arlington, Owners are expected to request information about leasing from CA. CA will seek Board approval. The Board is meeting with CA on Wednesday, May 8, 2024 and leasing procedures will be one of the topics of discussion. Furthermore, the Board will check into local limits on Air B and B type rentals.
- **Call for Volunteers:** Stephanie requested that owners volunteer for the Steering Committee or the Fining Committee. She requested that anyone willing to participate on a committee contact her.
- **Fee Assessments and Capital Contributions:**
 - **Issues:** Eileen talked about the disparity in the billing of capital contributions. The Declarations require that new and transfer owners make a capital contribution of three months of the then monthly assessment at the time of closing. She noted that most people had paid something, generally two months, others had paid more and some had paid nothing.
 - **Motion to Bill Deficiencies:** Eileen made a motion to bill the additional capital contributions as calculated by herself, the Treasurer, in accordance with the Declarations and reviewed by CA Accounts Receivable staff, as soon as practical with all additional amounts due within thirty days of said billing. The motion passed unanimously.
- **Plideks:**
 - **Owners Responsibilities:** Stephanie reminded us that all owners are

responsible for the routine maintenance and upkeep of their plideks. The Association will hire a company to inspect and reseal plideks every four years, as applicable. Only the rear building facing Arlington and the west building fronting Arlington have plideks. The newer buildings have newer construction and do not have plideks.

Armored Roofing, the company that inspected and resealed the plideks on the rear building provided an information sheet on proper care and maintenance of plideks. The information sheet is attached to our minutes. Homeowners also received copies in December and in an e mail blast.

Stephanie reminded everyone that homeowners are responsible for all routine maintenance and repairs to their roofs. Nothing should be on the actual roof. Furniture, etc. should be on the designated area, plideks or turf. Grills should not be too close to the plideks.

- **Motion to Adopt Homeowners, Maintenance Protocol:** Stephanie moved to adopt the Maintenance guidelines provided by Armored Roofing as the required protocol for all units iwth plideks. The motion was approved by the Board unanimously.
- **Turnover Updates:** Eileen stated that it was unlikely that we would receive a audited financial statements or reserve studies. Dan Greenberg explained the history of the various builders and developers. He stated that Jeff Craft, the most recent developer had acquired the property without assignment. Dan has reached out to the origianl developer to request information but did not believe that the original developer would provide the audit or reserve studies. He also requested all documents and deeds for our development. This is an ongoing process.
- **New Business:** Jake Smithhart stated that he would like to have a range hood vented to the outside like the newest building. Stephanie made a motion to permit the older owners in the older buildings to install range hoods with vents to the outside of they wished. The motion carried.
- **Adjournment:** The meeting was adjourned at 8:10 PM.

Sprinkling Systems for The District on 9th

The sprinkling systems for The District on 9th involve 8 zones operated by 5 controllers that are located in 4 separate locations. All controllers carry a Hunter label, are battery-operated and require 9-volt batteries.

Information about the sprinkling systems is summarized in the enclosed table.

Assigned Name	Location of Controllers	Number of Controllers in box	Number of Zones Controlled by Box	Sprinkled Areas
"Original building" of 16 units	West end of the building	1	2	(A) Drip tubing for the west end of the building (B) Bubblers on the north side of the building, possibly extending to drip lines on the east side.
"Original 7-unit building" on Arlington Ave N.	West end of the building	2	2	(A) Grassy area and trees facing Arlington Ave N. (B) Drip tubing immediately adjacent to the west and south sides of the building.
"Dual use building" on MLK Ave.	North end of the building	1	2	(A) Drip tubing for the north end of the building. (B) Grassy areas adjacent to MLK Ave. Area adjacent to the south side of the building may not be watered.
"2 nd 7-unit building" on Arlington Ave N.	West side of "breezeway" close to the sidewalk fronting Arlington Ave.	1	2	(A) Grassy area and trees facing Arlington Ave N. (B) Drip tubing in the breezeway and in the south and east sides of the building.

Water for irrigation is provided by a separate service line carrying potable water. The Association receives a bill for irrigation and a bill for water use by residents. The use of reclaimed (i.e., non-potable) water would decrease the cost of irrigation substantially. The nearest service area with reclaimed water is a region south of Central Ave between 16th Street and MLK.

Board and committee members accompanied representatives of irrigation companies who visited on Saturday, April 27 and Monday April 29. The systems appeared to be working fine on Saturday. On Monday, not all zones worked. The Board has requested a proposal from one of the companies to replace current controllers with controllers placed inside a wall-mounted box with standard electrical power. Board members will also visit developments served by one of the companies for a first-hand examination of the premises and spontaneous conversations with residents regarding their satisfaction with their irrigation service.

Landscape and Architecture Committee: Alan Glaros and Tom Dagnesi