

District on 9th Condominium Association
Minutes, 2025 Budget Workshop

PROVISIONAL

August 29, 2024

Present at Meeting:

Board members: Stephanie Spiegel, Alin Leslie, Eileen Spony

Ameri-Tech: Jneey Kidd, LCAM

Agenda:

- **Call to Order:** The meeting was called to order at 11:10 AM
- **Roll Call of Directors/Establish Quorum:** All members of the Board were present.
- **Preliminary Budget:** A preliminary budget for the year 2025 was prepared and presented by Jenny Kidd, LCAM, Ameri-Tech. Previous to this meeting, Eileen and the Board had informed Jenny of the new items that they would like to address for the upcoming year. These included pli dek inspection and resealing for the 2021 building, termite bonds and outdoor pest control for all of the buildings as required by our Declarations, asphalt resealing, if necessary and painting of the 2019 building in 2025 or 2026. The Board felt that Jenny had given appropriate consideration to these items in her preliminary budget.
- There was discussion of the various reserves. The Board agreed that the reserve for gates should be rolled into the reserve for painting. Eileen thought that painting the 2019 building should be put off to 2026 due to construction immediately behind the building. Alin reminded us that this is St. Petersburg and there will always be construction. There was consensus that the building should perhaps be painted in the fall of 2025, but no decision would be made until the heavy outside work behind the 2019 building was completed. Jenny had reached out to one of the vendors that she is familiar with to give us estimates for painting the buildings. The Board needs a bit more information before settling on an appropriate amount for the painting reserves.

- Jenny had also reached out to vendors that she is familiar with regarding subterranean termite bonds and routine, monthly, outdoor pest control. The routine pest control vendor offered to spray interiors for an additional \$40.00 per unit, to be paid by homeowners, if the service was performed on the same day as the outside service, otherwise \$75.00 per unit. There was also discussion of offering additional services, such as window washing and power washing, at owners expense but, coordinated through Jenny. These are routine maintenance items that owners should be doing. We would be offering owners an easy and convenient way to have these services performed.
- There was discussion of insurance and landscaping. The Board gave Jenny our insurance agent's information so that she might contact him regarding forecasts of rate increases. Our policies renew in March. Eileen expressed concern that the landscaping budget may not be adequate. She would reach out to Tom Dagnesi, Chair of the Architectural/Landscaping Committee.
- **Adjournment:** The meeting was adjourned at approximately 1:00 PM.