

**The District Townhome Association, Inc.**  
**Minutes, Annual Meeting of Homeowners**  
**PROVISIONAL**

**November 12, 2024**  
**Offices of Ameri-tech Arlington**  
**6415 1<sup>st</sup> Ave S**  
**St. Petersburg**

**Present at Meeting:**

Board members: Stephanie Spiegel, Alin Leslie, Eileen Spony  
Ameri-Tech: Jenny Kidd  
Condominium Associates: Randall Unwin  
Homeowners: Tom Dagnesi, George Minogue, Alan Glaros, Andy Thiele, Mark Spiegel, Arthur Jurczuk, Christopher Shepard  
Homeowners on Zoom: Bill and Lisa Moore, Matt Boyle and Heather Courtney, Jake Stoppard, Tryphaena and Tony, Hassan and Katie

- **Call to Order:** The meeting was called to order at 7:10 PM
- **Proof of Notice:** Jenny Kidd verified proof of notice of the meeting.
- **Establish Quorum of Membership:** All members of the Board were present. Jenny Kidd informed the Board that there was a quorum of members in person and via proxy.
- **Approval of Minutes of Previous Annual Member ship Meeting:** Eileen made a motion to approve the minutes of the previous annual meeting, the “Turnover” meeting, held on September 27, 2023, without reading. Alin seconded the motion. The motion carried unanimously.
- **Review of the First Year Post Turnover:** Stephanie stated that through the leadership of the Board, our community was able to establish a relationship with our St. Pete City Council member, Gina Driscoll. Gina introduced the Board to management in Parking and in Sanitation in St. Pete. The Parking Department then changed the parking in proximity to our town homes from fairly unrestricted to two hours in a twenty-four hour period. The Sanitation Department replaced the old, broken dumpsters across Arlington Avenue.

The palm trees behind the 2019 building were taken out and replaced with plants appropriate for the small space. The Board appointed an Architectural/Landscape

Committee whose current members are Tom Dagnesi, Chair, and Alan Glaros and Mike Pryor. The Board also appointed a Standing Committee whose current members are George Minogue, Chair, and Jonathan Erlichman and Stephen Kim. The Committee has started their review of our Declarations. The Board will consider appointing a Fining Committee.

The Board contracted with Armored Roofing to inspect and reseal the pli deks on the 2019 building. This was completed in January and February 2024. The Board is planning to do the same for the 2021 building later in 2025.

The Board contracted with Ameri-Tech to manage our HOA effective October 1, 2024. The transition process is ongoing after being delayed due to the recent back to back hurricanes, Helene and Milton. Stephanie thanked Randall Unwin of Condominium Associates for his hard work and welcomed Jenny Kidd, our manager at Ameri-Tech. (Randall Unwin left the meeting.) Stephanie turned the meeting over to Alin Leslie, Vice President.

- Alin thanked the Architectural/Landscaping Committee and the Standing Committee for all of their hard work so far. She pointed out that we installed a shadow box near the mail boxes and will be working with Ameri-Tech personnel with the goal of efficient and effective communication.
- Stephanie thanked Alin for her service. She also thanked homeowners, especially George, Tom and Arthur for pitching in and helping others before and after the storms. The homes in the 2023 building had damage to their roofs from the recent storms.
- Eileen reminded homeowners that accounts receivable and billing had been a mess since inception, that things were slowly improving and that she continues to review and reconcile AR regularly. She told homeowners that the corrected capital had been billed and posted in August 2024. She reminded homeowners to review their accounts regularly and to remit payments quickly because the grace period for late payments due to the change in management companies would be ending soon.
- **Report from the Architectural/Landscaping Committee:** Tom reminded homeowners that the committee had recently interviewed and presented to the Board their recommendations for a new landscaping company and a company to monitor our irrigation system. The Board accepted the recommendations and signed the contracts.

The Committee is currently getting proposals: to replace grass; to remove the metal borders surrounding the palm trees on Arlington; to move/remove and replace the Birds of Paradise on Arlington, to do some need pruning of other landscaping and to replace mulch with mulch or with small plants as suggested by Alin.

**Introduction of the Standing Committee:** Stephanie introduced George Minogue, the Chair of the Standing Committee. George told the homeowners that the Committee's first priority was a review of our Association Documents, particularly the Declarations. He and his committee had identified several priorities including revising conflicting or redundant language regarding hot tubs, reviewing and perhaps amending language regarding rentals, and amending language regarding roofs and pli deks so that there is more equity for the different types of roofs on the four buildings.

Stephanie thanked the standing Committee for their work to date.

- **Social:** Andy advised the board and homeowners of the date and time for the upcoming fall social that he had planned with help from Tom.
- **Elections:** Stephanie turned the meeting over to Jenny Kidd. There were no nominations from the floor. The current Board was unanimously reelected to another one year term.
- **Open Forum:** Matt Boyle stated that he and Heather were not getting e mail from Ameri-Tech. Jenny Boyd told homeowners that there would be a new web site, e mail system and push notification app.
- **Adjournment:** Jenny Boyd made a motion to adjourn the meeting, which Alin seconded. The meeting was adjourned at 7:57 PM.