

The District Townhome Association, Inc.
Minutes, Budget Meeting
PROVISIONAL

November 12, 2024

Offices of Ameri-Tech, 6415 1st Ave S, St. Petersburg, FL

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 Zurczuk, Christopher Shepard

Homeowners on Zoom: Bill Moore and Lisa Moore, Matt Boyle and Heather Courtney, Jake Stoppard, Tryphaena and Tony, Hassan and Katie

Guest Speaker: Gina Driscoll, Council Woman, City of St. Petersburg

- **Guest Speaker:** Gina Driscoll spoke to homeowners present and responded to their questions before the start of the Annual and Budget Meeting.
 - Topics addressed included traffic, especially at 8th St and Dr. MLK St, problems with water during storms, dumpsters and noise on Arlington Ave, especially from “The Benz” but also other businesses, St Pete sidewalks and vegetation and needed cleanup near the Frontier Building.
 - There were many comments from homeowners regarding the problems with local traffic. Cars traveled at excessive speed, particularly on MLK, and ignored the red lights. Cars also cut through the development especially during baseball season.
 - Gina acknowledged that there are issues with running water but it is not her area. She would make inquiries at the appropriate city departments.
 - Gina reminded all present that some broken dumpsters had been replaced but it was probably not possible to retroactively require these businesses to build enclosures for them. She also noted that St. Pete sanitation wanted the dumpsters in the street so that it was easier. As to noise, she reminded homeowners to call the Police Bar Patrol non emergency number.

- She also reminded homeowners that she worked with the Parking Department to change the parking signs on Arlington from 24 hour to 2 hour parking and to also request that the parking department patrol for violations.
- Stephanie thanked Gina on behalf of the board and the homeowners for her attendance and continued consideration of the concerns of our HOA.

- **Call to Order:** The budget meeting was called to order at 7:05 PM
- **Roll Call of Directors/Establish Quorum:** Jenny Kidd advised the Board that there was a quorum of the Board and homeowners.
- **Motion to Rollover Excess Funds:** Eileen moved to rollover excess funds from 2024 to 2025. The motion carried unanimously.
- **Motion to Move Funds from Gate Reserves to Painting Reserves:** Eileen moved to transfer all funds from the Gate Reserves to the Painting Reserves. The motion carried unanimously.
- **Approval of the Annual Budget:** Eileen moved to approve the Annual Budget as presented. The motion carried unanimously.
- **Adjournment:** The meeting was adjourned at 7:10 PM.

THE DISTRICT ON 9TH HOA
UNITS:
JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	PROPOSED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$143,424	\$157,675	\$13,140
	TOTAL REVENUE	\$143,424	\$157,675	\$13,140
	OPERATING EXPENSES			
	ADMINISTRATIVE			
	Accounting - CPA/Tax Prep	\$900	\$425	\$35
	Legal & Professional Fees	\$10,000	\$10,000	\$833
	Licenses, Permits and Fees	\$61	\$65	\$5
	Contingency	\$2,400	\$0	\$0
	Office & Administrative	\$2,500	\$3,000	\$250
	Property Mgmt Contract	\$15,444	\$16,200	\$1,350
		\$31,305	\$29,690	\$2,474
	UTILITY EXPENSE			
	Water & Sewer	\$49,100	\$40,000	\$3,333
	Trash/Waste Removal	\$7,200	\$8,775	\$731
		\$56,300	\$48,775	\$4,065
	REPAIRS & MAINTENANCE			
	Building & Exterior	\$16,195	\$4,000	\$333
	Fire Monitoring	\$1,000	\$0	\$0
	Landscaping Maintenance Contract	\$14,915	\$12,540	\$1,045
	Additional Landscaping	\$0	\$8,000	\$667
	Fertilizer & Turf Pest Control	\$1,570	\$0	\$0
	Exterior Pest Control	\$0	\$1,500	\$125
		\$33,680	\$26,040	\$2,170
	INSURANCE			
	Insurance (February)	\$7,800	\$9,000	\$750
		\$7,800	\$9,000	
	TERMITE BOND			
	Termite Bond	\$0	\$3,000	\$250
	TOTAL OPERATING EXPENSES	\$129,085	\$116,505	\$18,418

RESERVES

	Reserves - Gates	\$0	\$0	\$0
	Reserves - Painting	\$14,339	\$16,837	\$1,403
	Reserves - Paving/Sealcoat?	\$0	\$0	\$0
	Reserves - Deferred Maintenance	\$0	\$24,333	\$2,028
	TOTAL RESERVES	\$14,339	\$41,170	\$3,431

TOTAL EXPENSES

\$143,424	\$157,675	\$13,140
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\$0

Approved 11/12/24

2025 Individual Unit Monthly	\$366.00
2025 Commercial Monthly	\$549.00

2024 Individual Unit Monthly	\$332.00
2024 Commercial Monthly	\$498.00

**RESERVE ANALYSIS
THE DISTRICT ON 9TH HOA
JANUARY 1, 2025 - DECEMBER 31, 2025**

RESERVES	Current Replacement cost	Current Reserves 1/1/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
Reserves - Gates	\$3,156	\$3,156	1	1	\$0	\$0	\$0
Reserves - Painting	\$113,500	\$44,545			\$68,955	\$16,837	\$16,837
2019	\$28,375	\$28,375	7	1	\$0	\$0	
2021	\$28,375	\$16,170	7	3	\$12,205	\$4,068	
2022	\$28,375	\$0	7	4	\$28,375	\$7,094	
2023	\$28,375	\$0	7	5	\$28,375	\$5,675	
Reserves - Paving/Sealcoat?	\$27,500	\$27,500			\$0	\$0	\$0
Sealcoating	\$2,188	\$2,188	1	1	\$0	\$0	
Paving	\$25,312	\$25,312	30	25	\$0	\$0	
Reserves - Deferred Maintenance	\$0	\$0			\$41,000	\$24,333	\$24,333
Plideck 2019 bldg 16 units 5 with balcony	\$25,000	\$0	4	3	\$25,000	\$8,333	
Plideck 2021 bldg 7 units with balcony	\$16,000	\$0	4	1	\$16,000	\$16,000	

TOTALS \$285,156 \$147,246 \$219,910 \$58,008 \$41,170