

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

April 8, 2025

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

Present at Meeting:

Board members: Stephanie Spiegel, Alin Leslie until 2:15PM, Eileen Spony

Ameri-Tech: Jenny Kidd

Homeowners: Tom Dagnesi, George Minogue, Alan Glaros, Arthur Zurczuk, Jonathan Erlichman, Matt from 132-134 - MLK

Homeowners on Zoom: Jake Smithhart, Heather C from 132-134 MLK

- **Call to Order:** The meeting was called to order at 1:08 PM
- **Roll Call of Directors/Establish Quorum:** All Board members were present.
- **Standing Committee - Discussion of Proposed Amendments to the Declarations:**
 - Stephanie described the process of for amending the Declarations. The Standing Committee had reviewed the Declarations focusing on items that were redundant, unclear or perhaps inequitable and also on other areas of concern. The Board previously met with the Declarations Committee, reviewed their recommendations and communicated these to our attorney, Dan Greenberg. Dan drafted language addressing these areas. The Declarations Committee and the Board have reviewed these proposed amendments and will be discussing them today. The Board will communicate our attorney and ask Dan to change, edit or delete items as appropriate. After further review and study, the final proposed amendments, if any, will be voted upon by the Board, after which the final proposed amendments will be distributed to homeowners by mail and e mail so that homeowners can vote on the proposed amendments. Two week notice, at minimum, is required. Jenny Kidd gave some further details related to the procedures for notification and voting. Stephanie then proceeded to open the discussion on the six items for which Dan had prepared suggested wording.

- Item 1- Removal of the 15% cap on Maintenance Fee Increases:** Stephanie asked George, the Chair of the Standing Committee, to discuss this proposal. George said that the Committee had not suggested this proposal. (It had been recommended by Dan because of recent steep increases in costs in St. Petersburg.) George, his Committee and the Board were in agreement that this proposal should not be adopted. Our Association is an HOA not a condominium association. Our HOA has limited responsibility for maintenance. It was felt that 15% should be sufficient to meet our needs. Jenny Kidd pointed out that some associations exclude utilities from any limits on increases and that if the Association did not have enough funds to pay for budgetary requirements, the Association would need to make a special assessment. The consensus seemed to be that that was okay. The only utilities that the Association pays for are water, sewer and trash.
- Items 2 and 3 - HOA to assume responsibility for maintaining trees in the patios of the 2019 Building:** George explained that the second and third changes would amend the Declarations to require the Association to specify owners' v the HOA's responsibility for the trees in the courtyard. Owners would be responsible for watering, removal and replacement of trees in the patios of the 2019 building. The HOA would assume responsibility for fertilizing and trimming these trees. There was discussion of irrigation, but the Board reminded everyone that the irrigation in the back was turned off because all of the plants outside the patio walls had died and most of the lines/hoses were broken. Owners have water inside their patios and the Association pays for the water. George and the committee had suggested this because they thought it would be more equitable since the Association maintains the landscaping in the common areas. The consensus was that this was reasonable but the language may need some work.
- Item 4 - Plideks, Roofs and Balconies:** George explained that our Association has four different buildings, constructed by three different developer/builders with four different roofs and balconies. The Declarations, as written, require that roofs and pli deks and balconies be inspected and pli deks resealed every four years. George said that he and his committee felt that this was inequitable since only two of the buildings had pli deks and the inspection and resealing was expensive. George and the Committee thought that there should be a separate reserve for pli deks to be paid for by the owners with pli deks. The Amendment drafted by Dan was inadequate. The Board reminded owners that it was important that all roof tops and balconies be inspected every four years because problems with one owner's roof can cause problems to adjacent town homes. Eileen suggested that the Association speak with one or more roofing companies to help us determine what the different roofs and decks might require as ongoing inspection and maintenance before we attempt to redraft this provision.

- Item 5 - Spas:** This provision correct conflicting language in the Declarations. Spas may only be placed in the reinforced area of the roof deck and no where else on property. It also required that the spas are to be properly maintained. There are unanswered questions regarding what proper maintenance is in regard to spas. Stephanie questioned whether or not owners must provide documentation of maintenance or inspection and what that documentation might be. Tom has observed that some spas are never used and could become a nuisance attracting mosquitos. This amendment needs further research.
- Item 6 - Leases:** George offered his and the Committee's thoughts on leases. Currently, there is a 25% limit (8 town homes) on the number of rentals permitted in the community. All leases must be long term because the City of St. Petersburg prohibits any home from being rented for less than 30 days more than 3 times in any 365 day period. George told us that all of the units that are currently leased are in the 2019 building. George and his committee suggested that the limit be divided among the three residential buildings, perhaps four in the original building and two each in the east and west buildings fronting on Arlington. There was a consensus, but not necessarily 100%, that it was important to limit leasing to discourage investor buyers in order to not discourage lenders from providing traditional mortgages and to maintain the value of the individual properties. Stephanie stated that her property was listed and the first thing that potential buyers ask is if there are limitations on leasing. She said that most Associations do not limit leasing. Eileen suggested that there should be mandatory waiting period of 24 to 36 months before a unit could be leased. Jenny Kidd told us that The Arlington Townhouses one block east of us has such a clause and that they have the same or fewer rentals in their forty plus units than we have in our 30 residential units. Jenny further stated that a 24 month waiting period was common and in St. Petersburg. George reminded those present that Jeff Craft, the developer of the 4 Commercial units on MLK and the 2023 building, included a 24 month waiting period on renting in his sales contracts on the 7 town homes in the 2023 building. It was also noted that the proposed amendment drafted by our attorney changed the rental percentage from 25% to 20% of all residential. Stephanie also reminded the Board and Jenny that we needed to clean up the waiting list for owners wanting to lease their units. She also stated that we need to clarify the procedures for renting applications and background checks. She asked George and Jonathan, the Standing Committee members present, to review further review the leasing policies, both existing and proposed, and bring some more clarity to the leasing issue, in particular, and to the other issues addressed in the proposed amendments that were discussed, today.

- **Other Business:** Tom Dagnesi, Chair of the Architecture/Landscape Committee, discussed some of the suggestions that he and his committee had proposed to improve the overall appearance of our grounds, to use more drought tolerant native plants, and to provide some barriers (gates/fencing) in the breeze way area. George and Tom both stated that there have been non residents congregating in the breeze way from time to time.

Eileen reminded those present that she met Allen, the technician from NaturZone, our new pest control company, when he had been on the premises on Monday to do monthly spraying for insects, wasps, etc, and to place rodent control boxes and subterranean termite monitoring systems on the property. Allen had told Eileen that he was the technician for The Arlington. He regularly serviced the Arlington on the 3rd Monday of the month and that he would talk to his scheduling to arrange for our monthly service on the same day. Eileen reminded everyone that those who wanted to have their interiors serviced could do so for \$40.00 when done on the regular service day or \$75.00 on a different day, but that they needed to call NaturZone and set up interior service on their own.

- **Adjournment:** The meeting was adjourned at 2:55 PM.