

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

January 9, 2025
Intermezzo
Central Avenue
St. Petersburg

Present at Meeting:

- **Call to Order:** The meeting was called to order at 9:45 AM
- **Quorum:** All members of the Board were present.
- **Current Projects:**
 - **Painting Patio Exterior Half Walls on 2019 Building:** We received a quote from a contractor that Jenny Kidd has used at other developments. It was agreed that we would ask Jenny to get the project scheduled at the appropriate time for exterior painting in St. Petersburg.
 - **Plideks 2021 Building:** The Board was very pleased with the inspection and resealing performed by Armored Roofing on the 2019 building last year. The project manager had agreed to hold labor costs the same for the 2021 building. At that time the Board spoke with two other contractors and chose Armored because of the professionalism they exhibited throughout the process and the quality of the work that they performed. Assuming that Armored Roofing will keep to their agreement regarding pricing, we will proceed with using Armored again. Stephanie has already reached out to Jenny Kidd with an introduction to Ryan from Team Armored and the request to work on scheduling the inspection and resealing of the pli deks on the 2021 building at the most appropriate time of the year if weather is an issue.
 - **Sewer Pipe Repair:** Stephanie will reach out to Jenny Kidd to discuss possible additional bids to repair the broken sewer pipe near 132 - 134 MLK. The break is under common area. We will also ask Jenny what portion of this work is related to asphalt and can therefore be charged to the reserve for asphalt replacement and resurfacing.

- **Dumpster Signage:** The Board would like to post signage on the Dumpster reminding all residents, owners and tenants alike, that they must break down boxes before putting them in the dumpster and that they must not put furniture and other large household items in the dumpster. The Board will talk with our attorney as to what is the appropriate wording. Alin will ask the staff at the Infusion Center, a tenant on MLK, for the owners phone number/email so that she can discuss the matter with him/her personally. The Board and other owners have complained about this particular business continually ignoring the rule.
- **Pest control:** The Board has budgeted for pest control in the upcoming year. Stephanie presented a proposal from Natura Zone for monthly exterior pest control for things like cockroaches and other household pests at a reasonable cost. The proposal also offered a discount for homeowners who wished to have interior pest control at the same appointment date as the exterior pest control. Stephanie will follow up with Jenny Kidd to contract for exterior pest control.
- Natura Zone also presented a proposal for annual treatments for wood termites. Alan pointed out that this is something that you do if you see termites. She also pointed out that our construction is new and mostly concrete block, so that this should not be an issue.
- The Board would also like to contract for subterranean termite monitoring, as this is more likely an issue in St. Petersburg and for the monitoring to be effective it needs to be in place throughout our development. This monitoring is also expressly provided for in the Declarations but never implemented by the different developers or builders.
- The Board also would like landscaping pest control, both regular and one time special application for new grass. Eileen will reach out to Tom Dagnesi to get an update on new landscape proposals that the Architectural/Landscape Committee has been working on.
- **Window Washing:** The windows need to be washed. In general, it is the owners' responsibility to maintain their townhome's appearance and function. Jenny Kidd obtained a bid to wash exterior windows for \$400.00 per townhome and interior windows for \$200.00. The Board felt that we should mandate that owners wash their exterior windows. We will work with Jenny to make arrangements similar to the power washing of the 2019 building last year.

- **Standing Committee - Declaration Proposal:** George and the Committee have been reviewing the Declarations and have focused on a few things to address. One item concerned some cumbersome language that was since determined to be appropriate. Another item had to do with conflicting language regarding hot tubs. The Committee is also reviewing rental policies and making some changes regarding pli deks because only two of the buildings have pli deks on their roofs. The Board will discuss these and related issues, including Rules and Regulations and a Fining Committee, with Dan Greenberg, Attorney.
- **Rentals:** Eileen gave an update on rentals. The tenants in 957 Arlington have contracted with the owner, Carol Hollenbeck to purchase the townhome that they are renting in March 2025. Eileen also noted that Carol Hollenbeck is claiming a homestead exemption on her townhome even though she has been renting it since perhaps fall of 2023. Eileen advised that she asked Jenny about calling the County about the owner. The Board agreed that we would bring this up with Dan before doing anything. She also advised that Trish Ruby's townhome that she had been renting may be vacant and reminded the Board that there is language in the Declarations that automatically terminate the owner's permission to rent the home if it is not rerented in a specified period. Eileen also noted that neither of these owners had requested or been granted permission to rent their units. As far as we know Trish Ruby never lived in her unit after closing. She thought that we should consider a defining a period after purchase whereby the owner could not rent their property in order to give consideration to owners who have lived here longer as George suggested at the recent annual homeowners' meeting.

Nevertheless, the Board agreed that Jenny and Ameri-Tech should take a more assertive role in controlling the leasing process. They should be the initial point contact for leasing, including timely informing the board of such requests so that the Board can determine whether the development is at maximum leasing capacity and whether the owner is in good standing with regard to the Association. Jenny/Ameri-Tech should monitor and obtain requisite documentation of financial and criminal background checks, as permitted by statute, and should also get and maintain copies of leases and any other relevant agreements between the owner and the tenant. We understand that leasing is a difficult issue in developments but we expect Jenny and Ameri-Tech to be proactive on our behalf.

The Board will discuss the topic of leases with Dan Greenberg in a call to be scheduled by Stephanie.

- **Website:** Stephanie is going to arrange a meeting with Joseph Jose at Ameri-Tech offices in St. Pete to review the website design. The Board expressed concerns that the website was not up and running already.

- **Miscellaneous:** Eileen reminded the Board that our units have fire alarms and sprinklers and that there is language in the Declarations related to inspections of these systems.

Eileen noted that she had e mailed Ruth because she had not received an e mail requesting that an invoice be approved in the last month. Ruth had responded that they were busy on closing books.

- **Adjournment:** The meeting was adjourned at 11:15 AM.