

The District Townhome Association, Inc.
Minutes, Board of Directors Meeting
DATE: January 24, 2025
PLACE: Ameri-Tech St. Petersburg
Provisional

- **Call to Order:** The meeting was called to order at 10:15 AM.
- **Quorum:** Stephanie, Eileen and Jenny Kidd were present the entire time. Alin arrived several minutes late and left several minutes early for another commitment.
- **Status Update on Projects:**
 - Painting of wall in front of the 2019 building: This was completed and several homeowners expressed satisfaction with the work that was done.
 - Pli Deks 2021 building: Jenny Kidd reached out to Ryan at Armored Roofing on January 18. She has not heard back yet. Stephanie told Jenny to try again and use her name. She also told Jenny that it would be okay to get other bids, if she could.
 - Web-site: Alin sent photos of the town homes on Arlington to Joseph Jose to use on our website.
 - Pest Control
 - Landscape - The landscape committee is reviewing our needs with regard to routine landscape pest control and also, special applications, before any landscape replacement.

- Routine exterior: Jenny Kidd provided the Board with two bids from different companies, but the bids were not apples to apples. Jenny will work on getting comparable bids for the Board to review. She told the Board that rodent control should be included because of our location.
- Subterranean Termites: The Board thinks and Jenny concurs that subterranean termite monitoring is appropriate for the development. Without appropriate monitoring, these termites can remain undetected until they cause significant damage. The original 2019 building has some kind of system that is ineffective if not installed properly, which is often the case. Jenny will work on obtaining/clarifying bids for subterranean termite monitoring.
- Dry Wood Termites: Jenny advised the Board that this was not necessary. These termites are visible and less of an issue since our construction is mostly concrete block.
- Plumbing repair: Jenny obtained another bid for the plumbing repair outside the north town home on MLK. The board reviewed this bid and determined that it did not address the issue. The Board asked Jenny to contact 1 Tom Plumber to schedule the repair work.
- Rules and Regulations: Eileen asked Jenny if she could provide some examples of Rules and Regulations. She said that she would draft some from our Declarations. We discussed a Fining Committee and how that might work. However, it is difficult to envision with such a small community. The Board requested that Jenny post notices regarding trash on the Dumpster.

- **Leases**

- Process and Procedures: This needs to be included in the Rules and Regulations, so that they can be posted in full view for the community. These can be condensed from the existing language in the Declarations.
- Monitoring: Jenny will write to the owner of 947 Arlington. That lease expired or is about to expire. She will also write to the owner of 959 Arlington for details. The Board was told that the owner closed on her town home and immediately leased it in late 2023 without the required board permission or submission of copies of leases and financial and criminal background checks. At this point, the Board is not sure if the town home is occupied, either by owner or tenants. Jenny will also reach out to the owner of 957 Arlington, who has also been renting without prior approval or submission of required paperwork.

- **Painting 2019 Building:**

- Bids and Timing: Jenny will work on getting three bids on painting the 2019 building before the summer. Jenny told the Board that that particular builder used the cheapest grade of builder paint available and since paint only lasts 5 to 7 years, it was time to paint the 2019 building. Jenny suggested that the Board consider PPG and Behr paint. Stephanie suggested that we use the same brand and type of paint that Jenny had used on recent projects near the Beach. Stephanie reminded us that we are less than a mile from the Bay and so are subject to the same forces of nature. Jenny and Stephanie felt that it was important to get the building painted before rainy/hurricane season.

- **Site Visits:** It was agreed that biweekly site visits would be adequate going forward.
- **Adjournment:** the meeting was adjourned at noon.