

# PARKWOOD SQUARE VILLAS CONDOMINIUMS

## Board Meeting Report - 02/27/2019

Beginning of meeting: 18:30 EST

Location: Apartment #39,  
5870 38th Ave N  
St Petersburg, FL 33710

### ATTENDANCE:

#### HOA Board

John Tondreault, President/Treasurer

Ted Bateman, Vice President/Treasurer

Valerie Russell, Secretary

David Fedash, Ameri-Tech Property Manager

#### Residents Attending

Joan Beiner- #1

William Kropp #3

### AGENDA:

1. **Call to Order:** the meeting was called to order at 6:30 PM. All Board members are in attendance.

2. **Report on Prior Board Meeting Minutes:** prior meeting minutes were waived as none are available

3. **Treasurer's report:** David gave the January financial report and the Board approved as is.

4. **Manager's report:** Manager's report was given. It was noted that two insurance claims are filed against the Association's insurance. Units #37 for plumbing leaks & #35 for roof leaks. This has been turned over to the attorney and insurance carrier.

5. **Announcements:** No announcements.

### OLD BUSINESS:

- a. The Board is reviewing proposals on Building 5845 & 5860 roofs. One proposal for continuing maintenance and repairs to extend the roof life is under consideration. This will allow the Association to increase the roof reserves and have better roofing systems installed.

## **NEW BUSINESS**

- a. Roof Cleaning: The Board voted and approved \$575.00 to have the roof and gutters cleaned in March. John will schedule with Randy Clouse (handy man). This will come from the budgeted funds.
- b. Landscaping: An area by an oak tree next to Unit #1 has ground settling and poses a hazard. This is due to an old tree stump and roots. R & R Lawns will fill with mulch or fill dirt.
- c. Plumbing Issues: Unit #11 had a main drain line blockage and the plumber was called out. This has been resolved and will be followed up if there are future issues. Two main shut-off valves we reported leaking - #8 & #28. The plumber has repaired. Water was turned off to all buildings for about 2 hours.
- d. Unit #35: The drywall repairs from the roof leak have been completed.
- e. Legal: Insurance claims for damages in Unit 35 from the roof leak and Unit #37 from under-slab plumbing leaks have been turned over to our attorney and insurance carrier.
- f. Notices: David is to issue Courtesy Notices to Unit #19 for tenant application & Unit 27 for architectural changes/remodeling.

## **OPEN FORUM**

No discussions

## **Important dates**

Next Board Meeting: TBD

End of meeting: 7:30 EST