

Board Meeting Minutes
PARKWOOD SQUARE Building B
March 27, 2025

Meeting called to order at 5:33 P.M. by Barry Donaldson.

Board members in attendance: President Barry Donaldson, Vice President and Treasurer Karen Brown, Secretary Margaret Able
15 unit members in total were in attendance at the meeting.

Each member introduced themselves to the group.

Motion to waive the reading of the prior meeting minutes as posted, seconded by Karen Brown, motion passed.

Financial Report as of 02/28/2025

Operating Funds \$25,441.52

Reserve Funds \$131,940.91

YTD Budgeted Expenses: \$42,269.42 YTD Actual Expenses: 44,760.50

It was noted that there has been a marked increase in water expense. Reminded members to check for and repair running toilets and drippy faucets.

OLD BUSINESS

Delay in carport repair is due to J&M Aluminum waiting on approval from St. Petersburg Building Department and FEMA. According to J&M Aluminum, even though FEMA funds are not being used, their approval is still required prior to J&M Aluminum moving forward with the repairs.

NEW BUSINESS

Due to the Unit 209 owner falling while using a walker to enter/exit her unit, the Board granted approval to temporarily remove Unit 209's exterior storm door until such time she does not need the use of her walker or upon the sale of Unit 209.

Cleaning Services are no longer being done by on site member due to his health. Members are asked to keep their door front area clear of spider webs and debris. When using the laundry room please do what you can to maintain its appearance, by leaving machines clean and emptying trash if full. Motion was made and approved for moving cleaning fees into a reserve for additional maintenance.

The Board is no longer maintaining exterior potted plants along the walkways. Members are expected to water/maintain their potted plants. During storms members need to move plants inside their unit.

Board is exploring options to replace the signage at both entrances to the property. We are in communication with Building A and the Villas to share the cost.

Board has been communicating with Spectrum regarding getting bulk internet services for the building. The cost of cable would remain the same but would now be at the Select Plus level. This would include complimentary access to Paramount Plus, Disney Plus, ESPN Plus, Disney Plus, MAX, and VIX streaming apps. Bulk internet (1Gbps x 35Mbps) would be an additional cost per month per member. Members would no longer need to have a separate contract with Spectrum but would pay a much lower rate via their condominium fees. There were lots of questions. Conversation was tabled until we could have a Spectrum representative come out to answer questions.

OPEN FORUM

QUESTION: Is there any way to make the elevator look nicer, especially the downstairs outside door?

Barry explained that he tried cleaning it and making it look better but that it kept going back to the same appearance. Barry said he would clean the inside of the elevator but to spend money to just make it look better when soon we may need to replace it completely, may not be a good use of the money. We have had to call to have it repaired twice in the past two weeks. We need to take care in our use of the elevator as some owners are hearing loud sounds in the evening when someone is using it. They weren't sure if it was mechanical noise or someone being too rough.

QUESTION: How often will the board be holding meetings, because the Bylaws state there should be monthly meetings?

Another owner stated that it doesn't make sense to hold a meeting if there is nothing to be discussed. Barry said he would look into what the Bylaws require but believed we needed to at a minimum hold quarterly meetings and if there were items that needed to be discussed hold the meetings more frequently.

Adjournment: 6:42 P.M.