

Las Palmas Townhomes Board of Directors Meeting Minutes

Date: June 10, 2025

Time: 6:00 PM

Location: Ameri-Tech Community Management 6415 1st Ave S St. Petersburg, FL 33707

1. Call to Order

The meeting was called to order by Director O'Connell at 6:00 pm.

2. Certification of Quorum

- **Board Quorum:** All board members were present.

3. Previous Meeting Minutes

- Director O'Connell moved to approve meeting minutes from January 15, 2025 meeting and waive formal reading of minutes.
 - Motion seconded, all voted in favor

4. Project Updates

- Towing has resumed since roofing project has concluded. Updated towing agreement signed by Director O'Connell.
- Parking: Discussed removing HOA/Property Management/Vendor parking sign at parking spot in front of 4319, any Las Palmas resident can park in spot with requisite parking pass.
 - Director Falger moved, Acheson second, all in favor.
- Parking: Approved project to convert two parking spots on corner by 4319 before getting to mailboxes into three compact spots.
- Parking: Additional parking spots to be obtained when 4319 moves fence back to proper position, project tabled until fence is moved.
- Front Gate: We have \$20,800 outstanding in reserves from the special assessment for the front gate. Director Falger is lead on obtaining bids to finish project, vendor will need to obtain permit from county.
 - Unclear what future costs may be for project, discussed tabling front gate issue until we can reassess HOA finances after roofing project is fully complete.
- Roofing: Roof replacement is completed, next stage is gutter and soffit replacement. McAuley Roofing has been paid for gutters and

soffits from funds in operating, will not need to issue special assessment.

5. Board Vacancy Appointment

- Joshua Kitner's seat on Board was deemed abandoned pursuant to Fla. Stat. 720.306(9)(b), Attorney notice to Kitner sent May 9, 2025. Vacancy to be filled.
 - HOA property to be obtained from Kitner.
- Based on January 2025 meeting election, Director O'Connell moved for Tyler Acheson to be appointed to Board. Director Falger seconded.
- Kellie O'Connell to be President, Brenda Falger treasurer, and Tyler Acheson Secretary.
- Director O'Connell moved to make Mike Salviano chairman of grounds committee, Director Falger seconded, all in favor.

6. Landscaping & Tree Trimming Contracts

- Reviewed quotes for new landscapers, Lawns & Palms is most affordable at \$900 per month, new vendor is cheaper than current service provider, and appears to provide more services.
 - Director Falger moved to change landscaper to Lawns & Palms.
 - Director O'Connell seconded.
 - All in favor.
 - Director O'Connell signed agreement with vendor, new services to begin August 1, 2025.
 - Chairman Salviano approved to meet with vendor as grounds committee chair on behalf of Board, Chairman Salviano to provide updates to Board.

7. Miscellaneous

- Budget meeting goal for September or October 2025.
- Director O'Connell to meet with HOA Attorney about pending matters.

8. Adjournment

- Motion to Adjourn the meeting at 7:48 pm.
 - Made By: Director O'Connell
 - Second by Director Falger
 - Result: Motion passed unanimously

The meeting adjourned.