

*Seminole Square 2 (Association C)
Board of Directors Meeting - 11720 Park Blvd, Seminole FL 33772
Thursday January 9, 2025 at 2:00pm*

*-Call to Order at 2:05pm. Present: President-Karen Martinotti,
Vice President-Anthony Baker & Board Member-Elizabeth Figueroa..*

*-Approval of previous meetings minutes: Anthony made motion to table
previous meeting minutes since property manager James was not present,
Karen second.*

*-Karen Announced that Condominium Associates is scheduled to take over
management of building C effective March 1, 2025. There is no penalty for
to terminate our contract with Ameritech. Attorney is involved in transition.*

*-Anthony & Karen discussed options offered by various roof vendors to
repair or replace our damaged roof. Board will update residents when they
receive bids from our Ameritech property/project manager James. Attorney
is involved with insurance claim.*

*-Board discussed the need to repair or replace our damaged carports.
Board will refer to our Ameritech property/project manager James.*

*-Board & residents discussed the need for new cleaning, pest control and
lawn care vendors. Residents are not happy with our current vendors.
Karen and Anthony discussed various options.*

*-Anthony made a motion to waive late fees for the January 2025
maintenance fees since many had not yet received their payment coupon
books, Karen second.*

*-Karen & Anthony discussed appointing a non board member to take the
minutes at future meetings if allowed to do so.*

*-Karen & Anthony discussed having volunteers and committees for
building C. There will be further discussion in the future.*

-Anthony discussed having social events in the near future.

-Karen and Anthony informed members that they are waiting for updated information from Ameritech regarding pool closure & violations, payment and non payment of vendor invoices & update on budget reserve study.

-Karen & Anthony encouraged residents to attend and engage in all meetings including the common area meetings.

-Questions & Comments from residents:

**Is an individual unit owner required to have their own insurance? Board will refer to our property manager James for clarification.*

**Concerns of what the condominium rules state regarding where owners are allowed to walk their animals. There are residents from the other buildings who are walking there dogs on building C's lawn. Board will refer to our property manager James.*

**Karen & Anthony discussed visiting the county clerks office in the near future to verify what rules are actually filed. The rules & regulations may need to be updated.*

**Questions regarding percentage of owners, lessee's & age rules. Board will refer to our property manager James for clarification.*

**Concerns about gaps & uneven areas on sidewalks that are a trip hazard. Board will refer this hazard to our property manager James.*

**Concern that hibiscus bush hanging over sidewalk is a hazard & needs to be trimmed. Anthony will trim branches away from sidewalk. Board needs clarification on the duties of our landscaping company and will refer to property manager James.*

**Owner of 109 has issue with sprinkler head in front of her unit. Anthony will purchase a partial cover to install over the sprinkler head to control spray of water. Board will refer to property manager James the need to repair the sprinkler heads.*

Adjournment: Anthony Motioned to adjourn at 3:50pm, Karen Second.