

**HOWELL PARK CONDOMINIUM ASSOCIATION  
2401 -2407 S. ARDSON PL  
CORNER OF BAYSHORE BOULEVARD & ARDSON PL.  
TAMPA, FLORIDA 33629**

**BOARD OF DIRECTORS' MEETING  
Minutes of September 3, 2025**

**Meeting Called to Order**

Denise called the meeting to order and sought a second, which Mary Estes provided. She expressed her excitement over the new generators, describing the joy she and Chris felt and sharing the accomplishment on Facebook. Denise emphasized the significance of acquiring the generators without requiring a special assessment and encouraged everyone to spread the word.

She praised Paramount for their exceptional service, noting their courtesy and effective communication regarding project details. Denise highly recommended them for future projects.

Denise highlighted upcoming initiatives related to landscaping, including work on asphalt, electrical systems, pumps, and security enhancements, and encouraged celebrating current successes while preparing for changes. Denise asked for approval of April 23, 2025, Board Mtg Minutes. Carlos del Castillo approved and was seconded by David Townsend.

Moving forward due to the early departure of both Sarah and Helen, Denise transitioned the discussion to Sarah for the Grounds Committee report.

**Grounds Committee**

Sarah Suptnick shared that new landscaping companies would start working this week and that improvements in weeding and overall landscaping would be visible by year's end.

A question was raised regarding the removal of dying lemon trees, to which Sarah acknowledged they were not on the current removal list but could be addressed. She also noted the plan for replacing only one tree this year while leaving the other areas untouched for future replanting.

Discussion turned to budget considerations for landscaping improvements, emphasizing the importance of committee recommendations before any replacements could occur. Sarah provided an estimate for new services and clarified timelines regarding project start dates.

The committee meeting is scheduled for the 23rd at 11:30 a.m. Sarah thanked everyone for their input before concluding her report.

**Decorating Committee**

Helen Reader presented a report on the decorating committee. The committee has utilized most of the 2025 budget for new furniture placed near the front fence, and there has been a lot of positive feedback from residents about the improvements. A portion of the budget was also spent on a large wall clock for outside the gazebo, along with some sturdy trash cans.

In about two weeks, there will be a committee meeting to discuss how to best use the remaining funds from the 2025 budget. One of the key topics will be starting a plan for the new pool furniture as requested.

On the social side, November 6, which falls on a Thursday, has been designated as the Fall Social. Details and invitations will be prepared soon.

Additionally, there have been suggestions for Christmas decorations that may exceed the remaining budget, so the decorating committee will brainstorm ideas to find alternative funding and ways to manage the costs. Exciting news: a new resident, Elizabeth K., has expressed interest in joining the decorating committee as she moves in. They may also consider her for another committee, depending on the needs. The next meeting is scheduled for the 26th at 11:30. The group is optimistic about the upcoming holiday decorations and planning.

David Townsend raised a concern that occurred during the last finance committee meeting regarding the discussion of restrapping chairs as a temporary solution since the budget did not allow for a full replacement. He mentioned that a cost of \$1,500 to refresh the chairs seemed reasonable, and he wanted to know why the idea was not moving forward. There seemed to be a misunderstanding about whether there had been a vote, and it was clarified that the decorating committee had voted against it, believing that spending the money on restrapping might discourage future investment in new furniture.

A committee member pointed out that restrapping the chairs could be classified as a maintenance expense, which would allow it to come from the repair budget, suggesting that there was indeed funding available for such an expense. There was also discussion about a potential five-year plan for purchasing new pool furniture, with the intention of moving forward with purchases if funds were available at the end of the fiscal year.

The conversation shifted to the logistics of planning and how to effectively incorporate landscaping and furniture plans, which had previously been discussed. Sarah mentioned upcoming meetings with landscaping companies but noted that budget constraints were still an issue.

At one point, a committee member suggested making a motion to proceed with the re-strapping despite the earlier committee's recommendation against it. There was some contention over whether such a motion was appropriate without further committee input. After some back and forth about the current state of furniture and the nature of financial decisions, sentiments were shared regarding the need to balance immediate maintenance with long-term plans, and various opinions on the aesthetics of the existing furniture surfaced.

A motion was put on the floor to move forward with the re-strapping of the chairs, possibly alongside new umbrellas, seen as a necessary step to improve the property's appearance for the upcoming holidays. However, concerns about additional costs arose—specifically, whether to also consider powder coating the chair frames, which would increase expenses further.

Ultimately, there appeared to be a consensus for the need for improvement but a desire for careful consideration of the financial implications, leading to a discussion on tabling the motion until further consultations could take place.

### **Security Committee**

Gary Supnick presented. First, an update on security. Howell Park made a request to designate a no-parking zone outside the Guard house. The city came out, assessed the situation, and we now have signs up. Interestingly, when we consulted with the city planners and code enforcement, we found out that enforcement of the current parking code was really what we were after. The current code states that you cannot park across from a driveway or within 10 feet of it, so that is the basis for the signs now in place. It worked out well for us by bringing this to their attention.

A question arose regarding recourse if those rules aren't followed. What should security do? Should they call code enforcement or the police? As the signs were just put up at the end of last month, we're already seeing fewer cars parked there since more people are recognizing the enforcement. I think we should wait a couple of weeks and see how compliance goes before we resort to calling enforcement.

But this raises a concern: why is it the guards' responsibility to take action? It seems unfair to expect them to manage what the city should be handling. If someone's vehicle gets towed because a guard called it in, that might cause tension. If owners are urging the guards to take action, perhaps they should be the ones to call for enforcement themselves.

There's also the option of leaving a note on the vehicle to inform the owner, but ultimately, it's not our guards' duty to enforce parking regulations. It needs to be clear who is responsible for these calls, especially if construction workers or others feel upset about it later. I think it's essential for us to think about that responsibility.

Moving on to another topic: in May, the Committee released a revised Appendix K concerning hurricane procedures. It's important for everyone to review this document, as it includes crucial information on how to prepare effectively before a major storm, so you aren't scrambling at the last minute.

Also, please note that the exit lights in stairwells 7 and 3 are not functioning due to electrical work impacts. We need to get that checked out.

Regarding the next security committee meeting, we'll be discussing a proposal to revise the main gate, specifically considering eliminating the night shift for the security officer from 10 p.m. to 6 a.m. I'll provide additional details at the meeting, and I ask that all questions be saved until then.

The intent is to move the entrance gate further into the property and install a pedestrian gate, which will enhance vehicle safety and security. Currently, vehicles have to stop right at the property line, which can compromise safety and security. By moving the gate, we can better manage who enters the property. The night guard position could potentially be addressed with technology, such as a call box, allowing for more efficient communication during those hours.

I appreciate all the effort from the committee in this project, regardless of whether it gets approved. Lastly, I've been informed that funds are available for this project, and finance will provide more details later in the meeting. That concludes my security update. Thank you.

### **Finance Committee**

Jennifer Stutts presented. She informed the meeting attendees about certificate deposits (CDs), explaining how they work and the way financial institutions notify depositors when their CDs are about to mature. She shared her experience discovering three CDs that had previously gone unnoticed detailing the process of piecing together the information with Chris and Ameritech.

During the process, they uncovered three \$45,000 CDs from Bank of America, with some CD terms lasting 13 months. They discussed how previous management may not have been aware of these funds, and after digging into records, they confirmed their existence.

Jennifer expressed gratitude for the discovery emphasizing the importance of keeping track of finances accurately.

Key elements discussed include:

1. **\*\*Reserves Management\*\***: highlighted how funds were sourced from reserves, offering reassurance that these decisions have been well-documented and can be traced back to prior financial records. This underscores the significance of reserves in ensuring the financial health of the property and making it an attractive investment for potential buyers.
2. **\*\*Financial Health\*\***: The conversation stresses that the condominium's financial position is robust, detailing the current reserves after certain obligations are settled. The figure of \$191,000 in deferred

maintenance reserves, in addition to other financial assets, portrays a solid foundation for current and future needs.

3. **\*\*Focus on Security\*\***: There's a proposal to allocate found funds toward enhancing security for the property, presenting it as a necessity that would benefit all residents. This initiative could potentially lead to significant yearly savings of over \$76,000 if it successfully reduces costs related to staffing.

4. **\*\*Cost Implications\*\***: It's highlighted that if the proposed security changes aren't approved, residents should expect increases in their monthly maintenance fees over the next few years. Specific figures of \$50 monthly per unit beginning next year, increasing approximately \$10 per month annually and reaching \$100 monthly over the next five years. This could be precluded with the approval of the proposed security changes and elimination of night shift guard.

5. **\*\*External Cost Factors\*\***: The discussion acknowledges fluctuations in property expenses due to uncontrollable external factors, such as property taxes and insurance costs, which can significantly impact budgets. It emphasizes the necessity of strategic management to keep overall costs stable for residents.

6. **\*\*Call for Community Awareness\*\***: A call is made to ensure that all residents are aware of the financial decisions being proposed and their potential long-term implications. This serves to reinforce the importance of proactive management in maintaining a strong living environment and property value.

Jennifer stated that Howell Park has been allocating a 3% increase or additional funds to their reserve every year to keep up with inflation. During a recent meeting with Chris, she expressed her happiness about the introduction of a standardized SIRS report, which will help the group understand the financial landscape more clearly. Once implemented, likely by the end of 2026, Jennifer plans to call for a new reserve study that will be more meaningful than the current one.

She mentioned that while the reserve fund may require a bigger budget, it is essential to consider additional maintenance costs as well. They might even be able to afford new umbrellas out of the repairs and maintenance budget since replacing furniture isn't necessary at this time. There was a discussion about how to inform the general population about the funding for new ideas without invoking concerns about special assessments.

Jennifer highlighted the urgency of repairing the pumps, noting that two backup pumps are non-functional, which poses a risk to residents, especially those on upper floors who depend on water supply. She stressed that having reliable water supply is critical for quality of life and a structural issue that falls under the SIRS guidelines.

Additionally, Jennifer touched on the condition of the electrical systems within the common grounds of the complex. She noted unresolved electrical issues from previous discussions and mentioned that Paramount Power would assess these problems.

Jennifer emphasized that addressing these needs comes before any desires, such as pool renovations. She acknowledged the financial implications of not moving forward with these repairs, alluding to the possibility of increased costs in the future if needs remain unmet. She also mentioned that a shift in operational strategy, specifically elimination of the late shift guard can be reevaluated after a year if necessary.

Gary Suptnick commented that the primary issue at hand is the response time in emergencies. When someone calls for the guard due to an emergency, their immediate thought is to have the guard contact 911. However, he points out that this delays the response time since the guard acts as an intermediary. By the time they call 911, they don't have critical information that could be relayed directly, such as instructions to turn a person on their side or other vital steps to manage the situation effectively.

He emphasizes the significance of quick and direct communication, especially during real emergencies, to ensure that appropriate actions are taken without unnecessary delays. Gary has compiled a year's worth of data that highlights the shortcomings, particularly during the hours between 10 PM and 6 AM.

Jennifer Stutts engaged the group, stating, "I would like to ask if anyone can estimate the number of medical issues we encountered over a 12-month period from 10 AM to 6 PM. Mr. Wasterstrap, would you care to take a guess?"

After some back and forth about guesses, Mr. Wasterstrap responded, "For an entire year? I honestly have no idea. Perhaps less than 10?"

Jennifer replied, "Interestingly, you're quite close. We had a total of seven incidents, which, while not necessarily emergencies, can be a significant concern. If we consider these incidents against a total cost of \$70,000, that translates to approximately \$10,000 per incident. That's quite an expensive occurrence."

She continued, "Moreover, the incidents we analyzed primarily involved minor issues, such as lights left on in vehicles and a trunk left open. It raises the question: are we justifying the expense of \$70,000 merely for such oversight?"

Another participant added, "That does seem rather high."

Jennifer agreed, "I believe it's logical to consider contacting the guard prior to dialing 911. However, it seems there's an established culture in our community that prompts people to reach out to the guards first. To be completely candid, my own mother might have performed similarly."

A discussion ensued regarding the practices in place, and Jennifer concluded, "Ultimately, I want to ensure that any new findings and improvements I've implemented are executed in a cost-effective manner."

One participant interjected, "What do you mean by that?"

"I believe that whatever changes we propose should be subject to approval," Jennifer clarified. "I've come to the conclusion—based purely on my observations—that eliminating the guards could be a sound financial decision. However, I want to understand how far we can go with the new system to ensure its effectiveness."

She continued, "This meeting may not be the ideal venue for an in-depth discussion on that topic, but it certainly deserves attention in the future."

Another participant chimed in to express support for the discussion, stating, "I appreciate your thorough research, and I will certainly pay attention to your insights. Our main concern is ensuring cost-effectiveness."

Jennifer responded, "To clarify, any changes must comply with regulatory codes. We are finding that many of our systems and updates, such as generators or call boxes, must be brought in line with these codes. Thus, any minor modifications can have a broader impact due to these requirements."

"While the initial concepts are promising," she added, "we must navigate the politics and regulations involved in their implementation."

She further stated, "I acknowledge the depth of work already put into this analysis and am keen to explore the potential of this new system thoroughly."

Jennifer concluded her remarks.

Denise Chavez suggested we revisit the discussion about re-wrapping the chairs. Mr. Townsend proposed a motion to proceed with the re-wrapping, which Mr. Waterstrat seconded. We then took a vote, asking if everyone was in favor, signaling that only some minor modifications were needed to the motion.

The main modification to the motion focused on including not just the chairs, but also the umbrellas. The discussion shifted slightly when the furniture itself was mentioned, but it was clarified that this decision falls under a different committee. Mr. Townsend emphasized that the focus was solely on the chairs and umbrellas, leading to further refining of the motion.

The new proposal was to move forward with the following: restrapping the chairs immediately, powder coating them if we can't find a prohibitive cost, and securing new matching umbrellas. This motion was seconded and voted on, passing without opposition.

In the discussion that followed, there was a concern raised regarding the treatment of the chairs, particularly due to issues with staining from suntan lotion. It was mentioned that previous colors faded, and there were challenges with maintaining the chairs in good condition. Suggestions were made about using a white color, although there was some debate about its longevity under the sun.

A routine cleaning approach was shared, mentioning how a maintenance team member comes weekly to maintain the chairs. However, it was noted that stains could be persistent, so additional care might be needed.

Mr. Townsend expressed the need for someone dedicated to this maintenance task. There was concern about the timeline involved in re-strapping the chairs, with it taking potentially up to 12 weeks.

In closing, Mr. Townsend planned to follow up with a call to get accurate cost estimates for the work involving the umbrellas, chairs, and powder coating, proposing a budget cap of around \$4,000. If the costs exceeded this, further adjustments and discussions would take place.

Note: The following day, Post this discussion and vote, it was determined that more information on pool furniture had been available but was not presented due to the Committee Chair having to leave the meeting for personal reasons. It was decided that Howell Park should hold off on moving to restrap until a complete presentation can be provided as it may be more cost effective.

David Townsend asked about the delinquent accounts and the related issues. Chris Kelly replied of the attorney's involvement and that the fiduciary responsibilities are definitely key points to keep in mind. It's challenging when payments aren't coming in and complicated by the various scenarios regarding disposition of the residents involved. The mention of liens and the potential for foreclosure adds another layer of complexity to the situation.

If there are multiple units with delinquent payments, managing communication effectively with the interested parties, including the trustee and the attorney, will be crucial moving forward. It seems like there's an ongoing dialogue about how to resolve these debts, and patience will be important as the processes unfold.

### **Building & Facilities Committee**

We recently received the necessary approvals from the city for our generator project and have started the work with Paramount Power. The scope of this project includes trenching between the buildings and the

generator location, installing conduit, and then putting everything back together. We encountered some rain, so we'll let the area settle before adding crushed gravel to level it out.

A significant part of the work involves the electrical rooms, where we are installing new transfer panels. This requires rewiring from the old panels that served the diesel generators to the new setup. I observed the team working, and they really had a challenge on their hands with the old wiring. They focused on Building B last week and worked late into the night to keep things moving.

We expect to start on Building A either this week or next week. Once that's done, we will pull the wiring through the conduit and connect it to the generator. Additionally, we're coordinating with People's Gas for our gas connection from the street to the generator setup, which adds some complexity to our timeline. As for costs, we are currently on budget, though we might have a slight overage due to some unexpected work. Overall, we're closely monitoring expenses to stay as close to our budget as possible.

Gary provided various updates regarding the installation of new gas generators and ongoing efforts to improve overall property management. Key contributions by individuals and teams were acknowledged, and the challenges encountered in the transition from diesel to gas generators were addressed. A focus on community needs, especially concerning access to a storage shed for bicycles, was also highlighted.

**\*\*Key Points:\*\***

**- \*\*Project Recognition:\*\***

- Acknowledgment of Mary's contributions in compiling background work.
- Appreciation for Carlos and his team's efforts in comparing options and addressing project challenges.

**- \*\*Generator Installation Updates:\*\***

- Current status of the diesel generators and plan to test the new gas generators.
- Testing phase will involve a full power run-up for two hours to ensure system functionality.
- After testing, there will be a transition period to verify that all systems operate correctly on generator power.

**- \*\*Community Considerations:\*\***

- Ongoing communication about potential outages and maintenance updates is emphasized.
- Inquiry about the timeline for switching to gas generators; a possible timeline is around one month, contingent on the city's gas project progress.

**- \*\*Budget Management:\*\***

- Original budget for gas installation was \$16,500; successfully reduced to approximately \$4,000 courtesy of David Dees efforts.

**- \*\*Shed Accessibility and Bicycle Storage:\*\***

- Discussion on the need for access to the storage shed, which currently houses bicycles.
- Concerns were raised about the installation of underground gas lines obstructing access to the shed.
- Plans to potentially install a sidewalk to facilitate access.
- Need to evaluate costs associated with making the shed accessible and determine feasibility based on budget.

**- \*\*Community Engagement:\*\***

- Noted an increase in bicycle usage within the community, highlighting the importance of maintaining access to the shed.
- Efforts are being made to clean and repurpose the shed for bicycle storage only.

Gary mentioned several important updates regarding our financial and maintenance projects. Firstly, he talked about the ongoing electrical work, confirming that Paramount Power will assist us. The team, including Chris, Paramount and himself, has been surveying the grounds and identifying issues that need to be addressed.

The next major initiative highlighted is asphalt resurfacing, with at least three locations needing attention. Gary also shared that he, Chris, Denise, and Mary have attended webinars on asphalt to improve their knowledge. He mentioned upcoming sessions on elevators and concrete as well, emphasizing their commitment to learning for the benefit of the team.

Gary pointed out specific concerns with the parking lot, such as flooding due to corroded areas and potential issues with drainage. He indicated that some erosion was likely caused by AC unit backups and stressed the importance of resolving these problems before moving forward with the asphalt project.

Additionally, Gary noted plans to conduct a formal assessment of the pool resurfacing and concrete walkways, ensuring everything is in order before proceeding. He explained that while most surfaces seem in good shape, some minor repairs may be necessary to eliminate trip hazards. Overall, Gary underscored the team's dedication to improving our facilities while continually educating themselves to make better decisions moving forward.

Gary further commented that there's a plan in place for improving visitor information and security for the buildings. The idea is to install larger, more visible numbers (2401, etc) on a wall on the side of the vestibules so that emergency personnel and visitors can easily locate specific buildings. The lighting will help make these numbers clearer from a distance, which should make navigation easier.

There's also a discussion about cameras, particularly whether Building A will get similar surveillance coverage as Building B. It sounds like there are considerations for budgeting and logistics with the installation, especially regarding power and internet access, which can complicate the process. The next meetings for the building and facilities committee, as well as the security committee, are set for September 15 and 10 respectively, where more considerations will be made about these proposals. Overall, it looks like there are some thoughtful improvements on the horizon to enhance safety and accessibility.

There have been some significant power issues at one floor lobby especially with the lobby lights and hot water tank not functioning after power outages. The fact that the hot water tank is tied to the same breaker as the lights was identified and Paramount is addressing this by replacing the old breaker.

It's also worth considering a broader plan for other 50-year-old breaker boxes. If they're running into problems, it might be prudent to assess and budget for replacements as part of a future project.

Carlos del Castillo mentioned that while these maintenance issues are quite normal for older buildings, regular inspections and updates are necessary to keep everything running smoothly, especially after incidents like the hurricane, which can expose vulnerabilities. It seems like the team is on top of things by looking to start addressing these problems proactively, which is reassuring.

### **Real Estate Committee**

Stephanie Amberg presented on behalf of Eveline Bowles. Since our last board meeting, we have welcomed three new families: Roger and Elizabeth Kurz, who just moved into unit 7018 last week; Ginny Lagrand in 404A, who hasn't moved in yet; and Clifford and Tammy Emons in 503B, who are in the process of moving in tomorrow. So everything is going well! Please remember to welcome them and fill out the necessary forms.

Regarding the number of units we have — I have five confirmations, but it seems we might need to double-check as it sounds like there are more. The units for sale include:

- Olivia Curtis in 601A, currently listed at \$895,000.
- The Gerhardt estate in 504A does not have a listing price yet.
- The Brannon Estate in 303A is listed at 50019,000 (exact price not mentioned).
- The Blanton Estate in 301B and details about it are also missing.
- The Cromwell Estate in 902B is now listed at \$898,000, with a recent drop from the previous asking price.
- Dr. Brannon's unit went down to the low \$500,000s from \$640,000.

Ferlita's unit is empty but not for sale. When discussing properties with Susan, it seems that Brandon's unit and the Cromwell unit upstairs are not listed. Olivia's place is listed but Lee's two units are not on the market due to needing a lot of work. They have been shown to interested parties but aren't actively selling.

On a committee-related note, we want to enhance our presentation during the interviews with new residents by investing in folders for better organization. We'll coordinate with Chris on this.

We're also planning a committee meeting later this month or in October to discuss adding someone else to our committee since Olivia has moved. Additionally, we would like to include emails in the resident listing—but this will require permission from each resident.

Eveline mentioned possibly having listings for email addresses on the portal too. In relation to the directory, there was an option to include names, phone numbers, or emails, and it would be very beneficial for residents to contact one another.

Lastly, regarding the directory format, the change from Mr. and Mrs. to first names (including the wives' first names) was made for clarity. Hopefully, no one holds any offense towards this adjustment, as it helps maintain a more inclusive environment.

### **Old Business**

On Street parking on S. Ardson Place. Topic presented in Security Committee section.

### **New Business**

Denise mentioned that there are some important discussions happening in South Tampa regarding parking, density proposals, and ongoing projects that are affecting the community.

The conversation revolves around community members needing to voice their concerns about increasing density and the impact it has on local streets and traffic, particularly with the influx of new residents projected for the area. It's clear there's a strong desire for residents to engage with the local city council, not only to express their views but to advocate for manageable and sustainable growth in the neighborhood.

The mention of the "big dig" and its associated challenges, especially those facing emergency vehicle access, highlights the urgency of the situation. Flooding risks are also a significant concern, given South Tampa's geography. These factors definitely contribute to the feeling that daily life is becoming increasingly difficult due to rising traffic and development issues.

It's great to see community leaders encouraging participation and rallying neighbors to engage with city planning by writing letters. A show of unity and collective voice can often inspire change and inform city officials about the needs and wishes of the residents.

Lastly, acknowledging Bill Carlson for his role in implementing arts and parking initiatives shows the importance of recognizing contributions that positively impact the community. It sounds like a lot is in motion, and staying informed and involved will be key!

Finally, August 28<sup>th</sup> is Elvis's one-year anniversary. When you see him, pat him on the back. . He's a good guy, a really good guy.

Denise concluded with good meeting. She asked for a motion to adjourn. Carlos del Castillo so moved and seconded by David Townsend.

Meeting Adjourned.