

Property Management by Design Inc.

Condominium and Homeowners' Association Management

FOUNTAIN SQUARE CONDOMINIUM ASSOCIATION, INC. NOTICE OF BOARD OF DIRECTORS MEETING

Notice is hereby provided that a regular meeting of the Board of Directors of Fountain Square Condominium Association, Inc. will be held as follows:

DATE: Wednesday, August 20, 2025
TIME: 6:30 P.M. (immediately following Special Meeting)
PLACE: Fountain Square Clubhouse
1799 N. Highland Ave
Clearwater, FL

Board Meeting Agenda

- Call Meeting to Order
- Establish Quorum
- Approval of July 16, 2025 meeting minutes
- Financial Report
- Report of Officers
- General Business
 - a) Budget
 - b) Phase A Electrical Line
- Members Participation
- Adjournment

This notice dated August 15, 2025
By Order of the Board of Directors

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By Order of the Board of Directors

NOTICE OF MEETING OF THE BOARD OF DIRECTORS OF FOUNTAIN SQUARE CONDOMINIUM ASSOCIATION, INC.

TO ALL MEMBERS:

On August 20, 2025 at 6:30 p.m., at the Community Clubhouse, 1799 N. Highland Ave., Clearwater, FL 33755, a Meeting of the Board of Directors of the Association will be held for the purpose of considering special assessments on all Units.

The proposed special assessments are as follows:

Description of the purpose of assessment:

Roof replacement at a remaining cost of approximately \$149,450.00

Paving at a cost of approximately \$140,000.00

Painting of buildings at a cost of approximately \$180,000.00

Therefore, the total amount required for these costs is \$469,450.00. The special assessments total \$469,451.32 due to the actual structuring of payments. Any excess funds will be deposited in the Association's reserve account.

Cost of assessments:

The proposal is a series of 13 assessments due on the first of the month starting on October 1, 2025, and ending on October 1, 2026. The total collected will be \$469,451.32. The breakdown of amounts owed by Unit type and by each specific Unit is stated below.

Unit Type Description	Ownership Percentage	No. of Units	Class Percentage	Total Payment per Unit	Monthly Payment	TOTAL
One Bedroom Up	0.452150%	24	10.851600%	\$2,122.64	\$163.28	\$50,943.36
One Bedroom Down	0.479870%	24	11.516880%	\$2,252.77	\$173.29	\$54,066.48
Two Bedroom	0.525590%	104	54.661360%	\$2,467.00	\$189.80	\$256,609.60
Townhouse	0.638060%	36	22.970160%	\$2,995.33	\$230.41	\$107,831.88
TOTALS		188	100.000000%			\$469,451.32

AGENDA:

1. Certifying Quorum - Call to order
2. Proof of Notice of Meeting
3. Consider and vote to impose the Special Assessments described above.
4. Adjournment

Dated: July 22, 2025

BY ORDER OF THE BOARD OF DIRECTORS