

Notice of Special Board of Directors Meeting

Notice is hereby given, in accordance with Bylaws of the Association and the Florida Condominium Act, a Meeting of the Arbor Grove Condominium Association Board of Directors will be held.

Thursday, May 15, 2025, at 6:00pm

Property Clubhouse at 3001 58th Avenue South, St. Petersburg, FL 33712

Virtual Attendance

TEAMS MEETING

[Join the meeting now](#)

Meeting ID: 216 299 957 110

Passcode: ze2yE34E

- 1. Determination of a Quorum**
- 2. Meeting Call to Order**
- 3. Proof of Meeting Notice**
- 4. Reading and Disposal of Any Unapproved Minutes**
- 5. Treasurer's Report**
- 6. Old Business**
 - Review of tree trimming project
 - Fines & Suspensions
- 7. Special Assessment**
- 8. Open Forum**
- 9. Adjournment**

On behalf of Arbor Grove Condominium Association, Inc.
Janet L. Harczak, LCAM, Property Manager
Posted this 1st day of May 2025 by 6:00pm

Arbor Grove Condominium Association, Inc.

3001 58th Avenue South
Saint Petersburg, Florida 33712-4600

arborgrovestpete.com



Proposed Special Assessment

May 2025

The proposed Special Assessment to be ratified by the Board of Directors will be used for the specific purpose of returning to the Reserves all monies *borrowed* to pay for Hurricanes Helene and Milton-related expenses.

Included with this statement of purpose is a listing of expenses paid and estimates for expenses not yet incurred. The total of these expenses is ~\$340,000. This number may change before the Board Meeting at which the Board of Directors will vote to approve the Special Assessment should bids for estimated expenses be received that provide more accurate costs.

After all hurricane-related expenses have been paid, any excess monies from the Special Assessment will be returned to Unit Owners.

Hurricanes Helene & Milton Expenses

Arbor Grove Condominium Association

Invoice Date	Vendor	Invoice Amount	Description	Paid	Moved from Reserves?
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Hurricane Helene

10/04/2025	Southern Hospitality	\$5,850.00	Removal of tree debris from property	10/09/2024	
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Hurricane Helene Total Expenses Paid	\$5,850.00				
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Hurricane Milton

10/31/2024	AirMD	\$4,585.00	Air testing in affected Units	11/2024	
02/20/2025	APG Electric	\$535.00	Electrical wiring Unit 402	02/2025	
01/22/2025	Mend It Concrete	\$2,850.00	Concrete replacement from tree damage Building 9	01/2024	Invoice for \$3,662.50, only \$2,850.00 is for hurricane damage
11/25/2024	A Old Time Roofing	\$15,200.00	All roof repairs	12/2024	
10/23/2024	Pro Green	\$9,650.00	Debris removal	10/2025	
01/25/2025	Pro Green	\$18,420.00	Debris removal, cut down trees, grind stumps	12/2024	
02/18/2025	Pro Green	\$900.00	Palm tree cutting/removal	03/2025	Invoice for \$1,200.00, only \$900.00 is for hurricane expense
01/29/2025	URI	\$660.00	Clubhouse air/surface testing	02/2025	
11/12/2024	URI	\$40,469.80	First draw, remediation/repairs Buildings 3/4 Units	11/2024	
11/18/2024	URI	\$40,469.80	Second draw, remediation/repairs Buildings 3/4 Units	12/2024	
01/23/2025	URI	\$14,998.47	Repairs and materials Buildings 3/4 Units	02/2025	
11/18/2024	URI	\$4,935.44	Tarp/remediation to stop water intrusion Building 5 roof	01/2025	
11/30/2024	WastePro	\$3,600.31	Open top dumpster and multiple removals	12/2024	
01/07/2025	URI	\$80,695.60	Final draw, remediation/repairs Buildings 3/4 Units	01/2025	
01/23/2025	URI	\$2,338.25	Change order, additional repairs Units 315/1010	01/2025	
12/20/2024	Pro Green	\$7,200.00	Removal Brazilian Pepper trees and clean up 58th Ave S	01/2025	
01/14/2025	AirMD	\$3,405.00	Final air quality testing for 10 Units, Buildings 3/4	03/2025	

Hurricane Milton Total Expenses Paid	\$250,912.67				
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URI	\$12,165.68	Initial Clubhouse remediation proposal (not in total expenses)		Not yet completed
Interior repairs/front awning	\$30,000.00	Estimated Clubhouse final hurricane renovations		Not yet completed
Stucco remediation all buildings	\$35,000.00	Estimated Stucco and gap repairs to all buildings		Not yet completed, excludes poolhouse/maintenance
Pro Green	\$4,232.00	Removal of leaning live oak tree at building 9	Approved	Not yet completed
Pro Green	\$900.00	Debris removal along woods line behind Buildings 8/9	Approved	Not yet completed

Total Milton Expenses with Estimates	\$333,210.35			
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Total Helene & Milton Expenses Paid to Date	\$256,762.67	Total to be transferred from Reserves to Operating account
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Total Helene & Milton Expenses with Estimates	\$339,060.35	Clubhouse and estimated additional expenses
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