

COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

BOARD OF DIRECTOR'S MEETING MINUTES

DATE: 29 APRIL 2024

**PLACE: Coachman Creek community clubhouse
2625 State Road 590, Clearwater, FL 33759**

CALL TO ORDER: 6:05 P.M.

CERTIFY QUORUM OF THE BOARD: **Present:** Raj Rajpal, President, Mary Rosen, Treasurer, and Linda Pasquarella, Secretary. **ABSENT:** Florjan Gjekaj, Vice President

CERTIFICATION OF MINUTES FROM 25 MARCH 2024: Read by Raj Rajpal, President approved by all board members in favor.

NEW BUSINESS:

1. Voted in new Director of Board, to fill the existing vacancy. Mr. Khoa Tran, was proposed by Mr. Raj Rajpal and seconded by Mary Rosen and unanimously accepted by all Board Members present.
2. In view of urgent repair costs for certain buildings, and the consequent additional unplanned cash flow for same {not incorporated in 2024 budget), Mr. Raj Rajpal spoke about the possibility of future assessments in 2024. He mentioned that \$30,000 was committed to pay for initial costs for repair of building 19 and 28 and that future costs would follow for these two buildings and in addition there existed the possibility of any repairs to other buildings as deemed necessary. Mr. Rajpal also spoke about newly appointed insurance agency, Mitchell Insurance, providing healthy savings on flood insurance premiums for current year, compared to last year's cost.
3. Mr. Rajpal intimated the termination of services of Todd Tisdale. In his place arrangements for support services was immediately initiated with the hiring of a cleaning company to maintain laundry rooms, swimming pool areas, board room and manager office, in addition to general cleaning. Also a new service was procured for picking up large and unwanted discarded items in grounds of Association. Through these two moves, the Association realized a very substantial amount of savings.

Meeting was adjourned at 7:30 p.m.