

COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC.
A Corporation Not-For-Profit

BOARD OF DIRECTOR'S MEETING MINUTES

DATE: Wednesday, 27, November, 2024, 6:00 p.m.

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

CALL TO ORDER: 6:00 P.M.

CERTIFY QUORUM OF THE BOARD: **Present:** Raj Rajpal, President, Mary Rosen, Treasurer, Linda Pasquarella, Secretary, and Florjan Gjekaj, Vice President, **Absent:** Joe Fazio, Director

CERTIFY PROOF OF NOTICE: Posted Monday, 11/25/24

NEW BUSINESS:

- 1) Raj Rajpal presented build back for 20 units affected by flood by Total Construction Enterprises and by J-Bolt. He then explained that insurance adjuster, Dan Thorne, presented \$112,150.88 per building for build back and that there is a \$125,000 deductible.

Raj Rajpal made a Motion, to select **Total Construction Enterprises, Inc.**, to be awarded the contract for the Build Back (Rebuild) plan for the affected flood units as represented in their proposal/estimate/bid/invoice as presented. Subject to negotiation, in good faith, specific details such as final number per unit number for "20 ground floor units" and "water heater and laundry room" and any additional credits that can be used. Additionally, there will be no change order(s) unless written approval from the committee. Any work that will be done must meet or exceed FEMA requirements. Said contractor will secure each unit with temporary back doors on each unit as required. Plywood can be used if necessary. Motion is to have President sign to execute said proposal/estimate/bid/invoice on behalf of Coachman Creek Condominium Association immediately." The motion was seconded by Linda Pasquarella.

Discussion opened about build back and 2 spoke.

Florjan Gjekaj announced he will work as a sub-contractor for TCE.

Board members voted, Raj, Mary and Linda voted in favor – Motion carried. Florjan abstained.

2) Raj Rajpal read the proposal from Dan Billingsley of HeatWave FL for inspection and cleaning of 52 AC condensers and compressors and report on same for \$75.00 per unit totaling \$3900. Also read proposal from Bluewater Air Systems, LLC for same but cost \$4,160.00.

Raj Rajpal make a Motion to award bid to Heatwave Heating, Cooling, Plumbing & Electric, Inc. for bid awarded based upon inspection of each unit and if water did not rise into condenser, then contractor does nothing and moves on to the next. Contractor to provide documentation of flood failing to rise into condenser. The bid award is based upon potential of 51 units but will only pay for ones that have evidence of rising water. This must be documented with evidence. ie. Photo of water line etc. The ones that show rising water, then are serviced, cleaned, with documentation as proposal clearly states protocol. All work done is required to meet the requirements set in email by Dan Thome, Adjustor." Mary Rosen 2nd Motion, All Board members present voted in favor.

ADJOURNMENT at 7:45 p.m.