

COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

BOARD OF DIRECTOR'S MEETING MINUTES

DATE: Tuesday, 10, December, 2024, 6:00 p.m.

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, Linda Pasquarella, Secretary, and Florjan Gjekaj, Vice President, on ZOOM, **Absent:** Joe Fazio, Director

CERTIFY PROOF OF NOTICE: Posted 48 hours prior

NEW BUSINESS:

- 1) Attorney Scott Gross from Greenburg / Nikoloff spoke on ZOOM about forming a team for hurricane claims. This team would include his office, a public adjuster, project manager and need a contractor which he would seek and bring to the Board for approval. The \$240K already received by the association excluded from this contract but all other funds go to Ameri-Tech and they turn it over to Greenburg to be deposited in a trust account. 10% of the insurance money is paid to the contractor to pay 5% to the adjuster, 2.5% to the law firm and 2.5% to the project manager. Association will be billed for the \$125K deductible. Discussion on white box, everything inside walls and drywall, being completed by chosen contractor and then owner can hire their own contractor and complete the rebuild. Owners insurance payment will be minus 5% fees. Remediation and HVAC completed. Raj made a Motion to hire Greenburg / Nikoloff attorneys, Mary Rosen 2nd. Raj Rajal, Mary Rosen & Linda Pasquarella voted yes, Florjan abstained.
- 2) Raj stated that, "A fellow Board member stated that Total Construction Enterprises do not want to contract with Coachman Creek for the build back".
- 3) Roofing contract with #1 Home Roofing is in its final stages. Association pays them \$40K a month for 1.5 years, around \$800K. They agree to

complete roofs within 90 days. If there are change orders association has additional 30 days. Raj Rajpal did a Motion to allow lien if roofer not paid as per contract and adding an extra 30 days for association to pay change orders. Mary Rosen 2nd. Vote taken and Raj Rajpal, Mary Rosen & Linda Pasquarella voted yes. Florjan abstained.

ADJOURNMENT at 7:30 p.m.