

# COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

:

**DATE: Monday, 16, December, 2024**

**TIME: 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 **Absent:** Joe Fazio, Director & Florjan Gjekaj, Vice President

## **NEW BUSINESS:**

- 1) ZOOM presentation by Graham of K7 about the Reserve Study, SIRS, for State compliance which is a surface only study. To fully fund the reserves for the 3 story buildings he stated need \$59K annually with 2% inflation over 30 years. Estimated the remaining 6, 3 story buildings, would need the same \$800K work that building 5 had done.
- 2) Raj Rajpal explained that for the build back public adjuster, Strategic Claim Consultants would extract money for a larger insurance claim and that Corner Stone Restoration will be the contractor and Robert Kelly of Ameri-Tech will be the project manager. Raj explained that only this contractor will be allowed to do the initial work on each of the 20 condos completing the White Box portion of the build back. Further explained that they only need to pull 1 blanket permit for all 20 condos with flood damage in Coachman Creek, from the City of Clearwater and that this will take a few weeks. Raj Rajpal motioned to hire Corner Stone Restoration. Mary Rosen 2<sup>nd</sup> and both voted yes, Linda silent, so motion passed.
- 3) Raj Rajpal discussed that FDIC only guarantees money in bank accounts up to \$250K, so moving Coachman Creek association money to 2 other banks Cadence Bank and South State Bank + keeping Truist Bank. Raj Rajpal Motion to establish a new bank account at each of 2 banks. Linda Pasquarella 2<sup>nd</sup>, all 3 voted yes – Motion passed.

- 4) Raj Rajpal stated that today #1 Home Roofing's attorney spoke with attorney Raj uses for Coachman Creek business and that roofing should start soon. Contract states after Notice of Commencement and Permit the roofing to be completed in 4 months or there will be a \$125 a day penalty. Contract for \$721K + any approved change orders.
- 5) Current insurance agent, Kip, according to Raj, is very tough to get ahold of but insurance company Marsh / McClennan have kept in touch with Raj Rajpal though he didn't choose to hire their company last year. Raj Rajpal Motion to move Coachman Creek Condo Insurance to March / McClennan for 2025. Mary Rosen 2<sup>nd</sup>. All 3 board members voted yes. Motion carried.
- 6) A handyman through Ameri-Tech hired for 8 hours a day, 2 days a week @ \$35 an hour + materials. Will work off a list of items given to him.
- 7) 2 out of 20 flood effected condos weren't accessible for AC inspection. Report on file.
- 8) The new handyman will take care of removal of wasp and mud wasp nests.

**ADJOURNMENT at 7:30 p.m.**