

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

BOARD OF DIRECTOR'S MEETING MINUTES

DATE: Monday, 28, October, 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, and Linda Pasquarella, Secretary, Florjan Gjekaj, Vice President, on Zoom**

CERTIFICATION OF MINUTES FROM 14, October, 2024: Certified by all board members and waived reading.

CERTIFY PROOF OF NOTICE: Mailed and posted.

BUDGET MEETING:

- 1) All Board members present, Florjan Gjekaj by Zoom.
- 2) Robert Kelly & Kim Paulsen noted votes by all owners on Zoom.
- 3) Motion to recess approval of 2025 annual budget by Raj Rajpal, 2nd by Mary Rosen.
- 4) Meeting adjourned at 6:15 p.m.

ANNUAL MEETING:

- 1) Called to order at 6:19 p.m.
- 2) Notice of meeting was mailed to all owners and posted a week prior.
- 3) Quorum of Board – all present, Florjan Gjekai. There was not a quorum of membership.
- 4) Waived reading of October 14, 2024 minutes.
- 5) Each Board member introduced themselves.
- 6) Unfinished Business:
 - a) Audit complete and will be posted on website.
 - b) Very little money left by old Board
 - c) Need to cut costs and raise revenue.
 - d) \$70,000 eliminated from Budget from salary that was paid to Todd.

- e) Saved \$100,000 on new insurance policy and added Flood insurance.
 - f) Robert Kelly brought in \$50,000 from Spectrum giving them right to market their products.
 - g) \$381,000 net result.
 - h) Explained new Florida laws of Milestone and Reserve Study each by an engineer who will report on what needs to be repaired.
 - i) Paid for 20 building permits for temporary shoring from work done 2 years ago.
 - j) Signed contract for repairs of dangerous conditions to be fixed by end of year with all work to be approved by City of Clearwater.
 - k) Milestone 1: visual inspection, Milestone 2: destructive testing if needed.
- 7) New Business:**
- a) New insurance qualifies replacement cost.
 - b) 20 units flooded during hurricane Milton and are under remediation to restore to livable condition. Stephen Gregson spoke explaining that our flood insurance policy is saving a lot of money.
 - c) Raj Rajpal ended meeting stating that we should all work together to make Coachman Creek Condominiums a better place to live.

ADJOURNMENT at 8:02 p.m.