

COACHMAN CREEK CONDOMINIUMS

MEETING MINUTES 1-8-2025

The meeting was called to order at 5:00pm

A quorum was not established because only the Board President, Raj Rajpal and Treasurer, Mary Rosen was in attendance along with the Community Manager Robert Kelly and sit in property manager Richard Epp.

Proof of notice was certified.

NEW BUSINESS

Mike from Marsh McClennan gave a presentation regarding the Insurance and will be Coachman Creek's official Insurance agent for insurance period starting August 2025-August 2026.

Richard Epp gave a presentation of all repairs that were completed the past 30 days from the Maintenance/Handyman, including others repairs completed. Richard further presented the need for forthcoming repairs for future consideration by the Board, including among other things the need for a new Pool filter for small pool and Board approval for replacing the (2) 6-yard dumpsters to 8-yard dumpsters. Richard proposed keeping the maintenance/handyman for an undetermined period of time to attend to all important and essential items of repair.

The board of directors verbally agreed to have the cleaning company stay with the original contract of 1k per month for cleaning and also agreed to let the maintenance/handyman handle future maintenance items as needed, under direction of Richard and Bob Kelly.

Robert Kelly gave a presentation regarding the Milestone 1 Inspection Report provided to Association, which Report was completed by Scott Williams, certified Engineer from Structural Engineering Inspections, SEI. It is intention of Association to file this report on the community website for homeowners to review at their leisure. Ameritech will ensure that this report is also appropriately filed with the State of Florida, if not accomplished by SEI.

Some unit owners enquired about the feasibility of obtaining information on appraised value of entire Coachman property. This was done with the view to have an opinion on value of complex and its relationship to finding a prospective builder/development company to buy entire complex. If this created a future end value for all unit owners, who were effected by high assessments as a result of future repair costs, then this should be considered as per opinion of some unit owners.

Raj explained that with respect to flood remediation of 20 units affected by flood that all 3 contracts have been signed, with the contractor, the public adjuster and the attorneys respectively, who would work together to complete the flood remediation process and get maximum benefits under our existing flood insurance policy. Raj also mentioned that with respect to start of roofing work, the process had been delayed due to legal discussions between the Roofer's attorney and Association attorney.

During the homeowner's question, the 4 quotes from Ultimate Plumbing for units 1013, 1213,1413 & 1512 would be re-sent via email to the BOD for their approval. Also, unit #2613 plumbing issue being caused by the above unit #2623 would involve Ultimate Plumbing come out as soon as the coordination of access to both units are agreed upon.

Raj urged more community members to get involved in assisting Coachman by way of applying for any future board positions as and when such positions became available. Raj mentioned that there was one interested candidate for any future vacancy in Board— this person's name is Mr. Faton Haxholli and that this candidate would be added to prospective list for new unit owners interested in serving on Board.

Prepared by Richard Epp LCAM on behalf of the board of directors. 1/9/2025