

COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

BOARD OF DIRECTOR'S MEETING MINUTES

DATE: Monday, 24, February, 2025, 6:30 p.m.

PLACE: Coachman Creek community clubhouse

2625 State Road 590, Clearwater, FL 33759

Zoom.US/Join Meeting ID:87923023053 Passcode: 698521

CALL TO ORDER: 6:31 P.M.

CERTIFY QUORUM OF THE BOARD: Present: Florjan Gjekaj, President, Mary Rosen, Treasurer, and Linda Pasquarella, Secretary, Joe Fazio, Director – suspended

CERTIFICATION OF MINUTES FROM 20, January, 2025: Certified by all board members and waived reading.

CERTIFY PROOF OF NOTICE: Confirmed by Linda Pasquarella, Secretary

NEW BUSINESS:

CERTIFIED AND VOTED FOR EMERGENCY BOARD MEETING AND ACTION HELD ON FEBRUARY 20,2025 WITH REGARDS TO HELICON FOUNDATION REPAIR SYSTEMS, INC. DBA HELICON CBC1255310

- 1) Florjan explained due to the issue with a bore hole by building 25 would not fill the attorney advised that Helicon be contracted under an emergency to fill the hole asap. Florjan made a motion for same, Linda Pasquarella 2nd the motion he asked if any Board member had discussion, none did. Florjan called for a vote on the motion: Mary Rosen – Yes, Linda Pasquarella – Yes, Florjan Gjekaj – Yes. Motion passed and Secretary asked to record motion passed in minutes.

OLD BUSINESS:

UPDATE ON WEBSITE & CONTRACTS POSTED

- 1) Florjan explained that the altered minutes on the website were replaced with the correct minutes from our Secretary and that the contracts on the website need further attention.

- 2) Florjan encouraged unit owners to visit the website and give input of corrections or improvements needed to Ameri-Tech.

UPDATE ON ROOFING PROJECT

- 1) Florjan spoke about meeting with 2 fully vetted roofing contractors that the prior board president had met with and failed to come to contract with after 5 months. Florjan met with both contractors: Baker Roofing & #1 Home Roofing and both were willing to begin immediately.
- 2) Florjan asked for a motion for the award of the roofing contract, then asked for a 2nd and Linda Pasquarella, secretary, 2nd to award the roofing contract.
- 3) Florjan asked if there is any discussion: #1 Home Roofing offering a choice between a 12 or 18 month contract, 0% interest, \$0 down, all 28 roofs completed in 3-4 months.
- 4) Florjan propose motion to hire #1 Home Roofing, Linda 2nd, vote taken: Florjan – Yes, Mary – Yes, Linda – Yes.
- 5) Madam Secretary please that the motion passed.

UPDATE ON FLOOD DAMAGE REBUILD

- 1) Florjan gave update:
 - *10 unit owners have express permission and are moving forward with their own contractor and several are already completed.
 - *The contractor that is under contract with 8 of the unit owners completing start to finish within 6-7 weeks. Cornerstone explained it will take 6 months+.
 - *During past week contractor Cornerstone Restorations and attorney Greenberg have resigned. Also, Ameri-Tech resigned from being project manager for Cornerstone. That leaves Strategic Claim as Public Adjuster and we will be in talks with them as soon as they get in touch.
 - *Florjan made motion for final 10 remaining flood units & laundry room rebuild by Sharr Construction, LLC. Subject to Sharr Construction contracting with each unit owner individually and Coachman making the draw payments as they move forward to complete the rebuild. This contract is not to exceed \$290K or line item by unit estimate from FEMA Flood Claim. Mary Rosen 2nd motion.
 - *Asked if any discussion and none.
 - *Florjan called for a vote on the motion: Mary Rosen – Yes, Linda Pasquarella – Yes, Florjan Gjekaj – Yes.

*Florjan stated: Motion passed, secretary please record.

BOARD MEMBER RESIGNATION / APPOINTMENT OF NEW BOARD MEMBER

- 1) Florjan announced that Faton Haxholi has resigned.
- 2) Florjan makes a motion to accept Mr. Haxholi's resignation and nominated Linda Pasquarella to become Vice President of the Board and to add Rezarta Marini to the board as director. Mary Rosen 2nd the motion.
- 3) Florjan asked if any discussion, there was none.
- 4) Florjan called for a vote on the motion: Mary – Yes, Florjan – Yes, Linda – Yes.
- 5) Florjan stated motion passed – secretary please record.

UNIT OWNERS COMMENTS

- 1) Each owner had 4 minutes to speak.
- 2) Florjan thanked them for their comments and stated he'd take them under advisement.

ADJOURNMENT: 7:30 P.M.