

COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

DATE: Monday, 20, January, 2025

TIME: 6:00 P.M.

**PLACE: Coachman Creek community clubhouse
2625 State Road 590, Clearwater, FL 33759**

CALL TO ORDER: 6:07 P.M.

**CERTIFY QUORUM OF THE BOARD: Present: Raj Rajpal, President, Florjan Gjekaj, Vice President, Mary Rosen, Treasurer, Linda Pasquarella, Secretary
Absent: Joe Fazio, Director**

CERTIFY PROOF OF NOTICE: Posted on bulletin boards 48 hrs in advance

CERTIFY ALL PREVIOUS MINUTES NOT CERTIFIED: June 10, 2024, July 29, 2024, Oct 18 & 28, 2024, Nov 11, 13 & 27, 2024, Dec 10 & 16, 2024 and Jan 8, 2025

Raj Rajpal made a motion to approve all minutes, Florjan 2nd, Raj, Mary, Florjan and Linda all voted in favor – Motion passed, all Minutes certified.

NEW BUSINESS:

- 1) Raj explained roofing contract with #1 Home Roofing, 18 months, 0 interest, promissory note can be assigned to 3rd party, doesn't want to approve mortgage upon completion and until contract paid in full. Stated that Mike Perez of Ameri-Tech meeting with #1 Home Roofing to try to come to agreeable terms between them & the Board. Explained special assessment is for dangerous conditions and new roofs & that we must complete dangerous condition repairs by 12/31/24. Engineer Scott Williams checking every 90 days to see if any new dangerous conditions. Next step is taking care of unsafe conditions. City of Clearwater doesn't want to allow temporary shoring for long period of time.
- 2) New roofs will reduce insurance cost.
- 3) Raj made a motion to purchase a new office computer. Mary 2nd the motion, all 4 board members voted yes – motion carried.

- 4) Raj explained that we have a handyman that we are utilizing 5 hours a day, 3 days a week at \$40 an hour. Raj made a Motion to continue same with handyman, Linda 2nd, all board members voted Yes, Motion carried.
- 5) Raj made a Motion to continue cleaning with Caroline at \$1,000 a month. Mary 2nd, all board members voted yes, Motion carried.
- 6) Raj discussed good work with Richard Epp in office M – F 2-5 pm at \$25 and hour. Raj made a Motion to have Richard continue same, Linda 2nd, all board members voted Yes – Motion carried.
- 7) Raj explained that Cornerstone is doing remediation and will work with those owners having their own work done. State Cornerstone is pulling all bathtubs and shower pans Wed., replacing with new and that the public adjuster is coming to Coachman Creek Monday. Raj stated that Cornerstone guaranteed that the association is only responsible to pay deductible.
- 8) Raj made a Motion to get a fresh appraisal for Coachman Creek and of land value which is required every 3 years. Mary 2nd, all board members voted Yes – Motion carried.

ADJOURNMENT at 7:00 p.m.