

COACHMAN CREEK CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

BOARD OF DIRECTOR'S MEETING MINUTES

DATE: Monday, 07, July, 2025, 6:30 p.m.

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

CALL TO ORDER: 6:30 P.M.

CERTIFY QUORUM OF THE BOARD: **Present:** Mary Rosen, Treasurer, Rezita Marini, Director and Linda Pasquarella, Secretary / VP. Absent Florjan Gjekaj, President.

CERTIFICATION OF MINUTES FROM 03, February, 2025: Certified by all board members present and waived reading.

CERTIFY PROOF OF NOTICE: Posted 2 weeks ago Friday.

Linda Pasquarella stated: "I'm entertaining a motion to move item #3 New Business up on this schedule to verify the vote on 1423 plus add the affirmation of the Board with units 1024 & 1221. Mary Rosen 2nd the motion. No discussion. Please vote: Rezita, Mary & Linda each voted "yes". Motion carries.

New Business:

3. Verify vote on 1423 and affirm previous action by the Board with units 1024 & 1221.

Linda Pasquarella: Made a motion to affirm the Board's previous actions.

1) To deny the sale of condominium 1423 to the buyer that was presented to the association. 2) To affirm the action by the Board to have units 1024 & 1221 invoiced for negligence due to damages that were caused.

Linda asked "Is there a 2nd? Mary Rosen 2nd the motion. Then Linda stated, "I have a 2nd is there any discussion?" No discussion was brought forth. Linda Pasquarella: Hearing no discussion I call the Motion to a vote: Mary Rosen how do you vote: Yes. Rezita Marini how do you vote: Yes and I also vote Yes. The motion passes.

Linda then stated: "Back to the Agenda."

Old Business:

- 1) Linda announced that all buildings in Coachman Creek now have a new roof with a completion date of 6/4/25. If any problems arise please let the Board know right away.
- 2) Linda stated that for \$8,000 Danny's Trees will be coming on 7/14/25 to do the annual tree cutting and trimming.
- 3) Volunteer Stephen Gregson updated the 20 flood victims that FEMA hasn't made any payments since January.
- 4) Rezita asked for help from owners to get vehicles legally registered & that 55% of vehicles parking at Coachman don't have a parking sticker. Asked if anyone sees new people move in to contact the Board so they can be verified as registered occupants. Stated nobody is allowed to park their vehicle backed in or make it so the license plate isn't visible and stated that if there's an infraction a warning sticker will be placed on the vehicle. If no action is taken by the owner to correct the situation your vehicle will be towed in no more than 2 weeks. She then stated that nobody can place anything in any common area, AC window units are not allowed and illegal dumping has to stop.
- 5) Robert Kelly stated that engineer Scott Williams will only stay on as our engineer if we hire an architect. 2 engineers have produced quotes to replace Scott Williams and we should have an interview with them in the next couple weeks. Scott Williams stated that buildings 4, 10, 13 & 28 need work asap. Scott stated that building 5 needs pinning & grout. Robert then spoke of the 3' hole in the pavement in front of building 25 is filled but has to be monitored as does all temporary shoring. Robert stated posts holding up balcony of condos 611 & 1611 have shifted & need immediate repair. Mary Rosen made a motion to hire Specialty Building & Developers to complete that work. Linda Pasquarella 2nd and signed the NOC which was then given to Robert Kelly and will sign the contract tomorrow. Mary, Linda & Rezita voted Yes, no discussion needed, motion carried. In closing Robert Kelly stated that most likely we will need to do another special assessment.

New Business:

- 1)** Mary Rosen went over the treasurer's report, general reserves, operations account, special assessment and flood account. Mentioned that we're going to be using just 1 law firm for all issues, that a large number of condos are with the attorneys and that we're checking into a faster way to evict.
- 2)** Linda Pasquarella tabled getting a new cleaning company until a future meeting.
- 3)** Linda Pasquarella offered a motion to have Stephen Searce be our substitute for the Board member who is suspended and to remove Joe Fazio. Rezita Marini 2nd the motion. Discussion included that Joe never took the mandatory course to be on the Board and didn't attend meetings or do anything to help with Board duties. Board voted: Linda – Yes, Rezita- Yes, Mary – Yes. The motion passed – Stephen welcome to the Board. Please come forward and join us.
- 4)** Homeowner's had 3 minutes to discuss a topic or ask questions.

Meeting was adjourned at 8:05 p.m.

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DATE: Tuesday, 29, July, 2025

TIME: 11:00 a.m.

**PLACE: ZOOM Conference with Monique Parker of Rabin, Parker & Gurley
Attorney at Law
Coachman Creek community clubhouse
2625 State Road 590, Clearwater, FL 33759**

CALL TO ORDER: 11:00 A.M.

CERTIFY QUORUM OF THE BOARD: Present: Florjan Gjekaj, President, Mary Rosen, Treasurer, Linda Pasquarella, Secretary / VP, Stephen Searce, Director, Rezita Marini, Director

NEW BUSINESS:

- 1) Foreclosures**
- 2) Discussed pending litigation.**
- 3) Discussion ensued.**

MEETING ADJOURNED