

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

CALL TO ORDER: 6:30 P.M. by President Florjan Gjekaj

CERTIFY QUORUM OF THE BOARD: **Present:**, Florjan Gjekaj, President, Mary Rosen, Treasurer, and Linda Pasquarella, Secretary.

CERTIFICATION OF MINUTES FROM 20 JANUARY, 2025: All board members voted to waive reading of minutes.

CERTIFY PROOF OF NOTICE: Posted last week, verified by Secretary Linda Pasquarella

NEW BUSINESS:

1. Florjan Gjekaj explained that on February 20, 2025 the board held an emergency board meeting due to an issue with a bore hole that would not fill. The attorney advised that Helicon be contracted under an emergency to fill the hole in front of building 25 as soon as possible. A motion was made by Florjan Gjekaj, 2nd by Linda Pasquarella, Florjan called for a vote to which each board member voted "yes". Secretary was then asked to record same in minutes.

OLD BUSINESS:

2. Florjan Gjekaj explained that after several requests the altered minutes were replaced by the minutes from our secretary and that the Contracts on the website still needed attention.
3. Florjan Gjekaj explained that the previous president was unable to complete a contract for the new roofing for 5 months and after 5 weeks we have 2 fully vetted & excellent contractors to consider. Both contractors are able to start immediately so I'm proposing a motion to award the contract to #1 Home Roofing. Linda Pasquarella 2nd the motion. Discussion included contract is for \$721K to be paid in 12 monthly payments, no interest and change orders to be paid after the

12 month period is over and contract paid. Florjan called for a vote on the motion and each Board member voted "yes". Secretary was told to record the passing of the motion.

4. Florjan explained that attorney Greenburg, Cornerstone and Robert Kelly all resigned from the contract to rebuild the flooded condominiums. Stated that Strategic may still stay on this project working for us. Announced that 10 of the 20 units are already contracted with Sharr Construction, Inc. Discussed that the remaining 8 units contract individually with Sharr and Sharr to be paid from insurance money that is in the bank account from flood insurance. Florjan made a motion to hire Sharr Construction, Inc. to rebuild the remaining flood damaged condos, Linda Pasquarella 2nd the motion and each Board member voted "yes".
5. The Board recognized that Faton Haxholli resigned from being on the board of directors. Mary Rosen made a motion to appoint Rezarta Marini as a director on the board. Linda Pasquarella 2nd the motion, all 3 board members voted "yes" and motion carried and recorded. Mary Rosen made a motion to move Linda Pasquarella to Vice President and continue as Secretary of the board. Florjan 2nd the motion, all 3 board members voted "yes" and the motion carried and was recorded.

Meeting was adjourned at 8:00 p.m.