

Cordova Greens of Largo, INC.

December 11, 2023

Meeting To Address Termite Infestation

IN ATTENDANCE

Beverly Neubacher, Frank DiMaria, Troy Klingner, Terri Martin, Donald Dunham, Shawn Finnegan, Tom Maher, Curt Rogasch, Cono Ferrarotto, Marsha Weiss.

Meeting held at Ameri-Tech and remotely by Zoom. Attendance was taken.

APPROVAL OF MINUTES

MOTION:

Mike Swales moved to approve minutes.

Tommy Maher seconded.

All approved.

BOARD

President Frank DiMaria opened the meeting at 6:05 PM (EST). Meeting was called to order.

Roll call was taken. Present were:

- Frank DiMaria
- Don Dunham
- Shawn Finnegan
- Troy Klingner
- Tom Maher
- Teri Martin
- Mike Swales

The purpose of this meeting was to discuss the termite infestation at 8605 Bardmoor Blvd, Unit 105A. The owner is Cono Ferrarotto.

Beverly discussed that there were bids from several exterminators. Beverly mentioned that Pest Guard was going to be on property the following day at 9AM (12/12/23).

It was stated that Margaret Katz of 8681 Bardmoor Blvd, Unit 205 reported seeing termites.

Cono stated that about a month prior, his daughter had seen evidence of termites in his unit. Cono arrived a month later and talked to Beverly and Teri at the pool. Cono procured a few bids. Don Durham forwarded all the bids to the board. It was noted that the termites had no wings.

Building 8605 was tented in 2005 for termite infestation. The maintenance payment of \$300/yr was not continued. Tommy asked about the dropped payments. Apparently the previous management company (Elite Property Management) did not provide the necessary information required to maintain the service.

There was a general discussion about the attics in general.

It was noted that Julie Sirico of 8681 Bardmoor Blvd, Unit 601, reported evidence of termites.

Mike asked when the inspection may happen. Beverly didn't know for sure but estimated 1 - 2 weeks.

Mike asked what it would cost to get Pest Control back up to speed for the maintenance service. Beverly estimated \$200-\$300 / year.

MOTION:

Frank:

Can we get a motion to go forward with paying this past overdue bill to reinstate the warranty and move forward so we can start these inspections on our property?

Teri made the motion and Troy seconded. All voted in favor of said motion.

OTHER BUSINESS

Frank asked for status on the elevator upgrades. Beverly has called and left a message for an update but has not yet received a call back.

Frank asked about the engineering study results. Beverly sent the report out just prior to the meeting so no one had an opportunity to read the report. Mike mentioned that we had a lot of reading to do. The plan is to hold a meeting in January to discuss the report.

The applications for unit buyers will not contain the SSN when sent to the Board members. According to Frank, that info is necessary for an accurate background check but the board members need not see that sensitive personal info.

Frank asked about the mailing of the HOA payments booklets. Beverly stated the booklets have been ordered and the bank has the necessary info to create and mail out the booklets.

New approved HOA fees:

Percent	Units	2024 Monthly Fee
1.42648	12	\$525
1.79224	24	\$643
1.97512	18	\$703
2.15816	2	\$762

Will revisit rules and regulations and the engineering report in a future meeting. Curt brought up one example of a violation is that of large dogs on property. The plan is to hold a Zoom meeting January 18, 2024 at 6PM EST. Frank asked everyone to brush up on the rules and regulations documents.

Tommy made a motion to adjourn. Everyone seconded. Meeting concluded at 6:50 EST.