

MEETING MINUTES CORDOVA GREENS OF LARGO CONDO

**DATE:**

4/10/23

TIME:

730PM

FACILITATOR:

Mike Swales

IN ATTENDANCE

Frank DiMaria, Teri Martin, Troy Klinger
Curtis Rogosch, Mike Swales, Beverly
Neubecker

APPROVAL OF MINUTES

The reading of the February meeting
minutes was waived. Troy made the
motion and Teri second. All in favor.

BOARD

The complete board was in attendance and our property manager. About 20 condo owners were also in attendance as this was an open board meeting.

PRESIDENTS REPORT

- Frank DiMaria reported on the various and many repairs and improvements for this year. Including handrails, plumbing, and roof projects.
- Future projects needing funding include the 3 new pool heaters needed, the elevator door closing device required by Florida by 12/31/23, painting, etc.
- Maintenance man & Janitor updates. Frank DiMaria clearly explained the discussions and actions taken by our former employees. Both employees voluntarily quit. Within 1 day of each other. Both employees' did not want to perform the required duties. Both were paid in full for work performed. We are now searching for a replacement. To perform similar work. Frank and Troy have met with a candidate. Currently many of our owner neighbors are performing janitorial work.
- Discussion regarding association Finances. Frank discussed our tight budget and lack of any excess funds. The board is very careful in expenditures. The state of Florida has the DLM statute due 12/31/23 and the Building Engineering study due 12/31/24. Both of these mandates will require spending much more money than we have. No firm figures were discussed. Frank made it clear that assessments will be required probably in both 2023 and 2024.

Vice President had no report.

Treasured made her report. Discussed the common expenditures she makes on her limited \$200 monthly budget. Teri was recognized by the board and members for her hard work. Teri offered to provide the wind mitigation report she now has as a result of working with our insurance company.

The secretary made a brief report on an incident last Saturday with an owner and vendor from another association trying to do work on our property. Frank convinced them to move to their own property. 😊

MANAGEMENT COMPANY REPORT

Beverly Neubecker wrote a report. She explained the 2 new Florida condo statutes, the requirements, time frames, and how Ameri-Tech can support our efforts. She is looking for maintenance & janitorial help for us. She is also working on the elevator DLM quotes.

- The meeting was opened to all owners for questions.
- Tom asked about lights in the carports.
- Kim L. asked about the purchase of a new door and is the paint available to her.
- Joe asked more about the maintenance man and janitor work hours needed.
- Rosa asked about the costs of the assessments.
- Steve asked questions about the structural integrity of our buildings. And questions about the elevator repairs.
- Rosa asked questions about the Dumpster adequacy and recycling.
- Frank asked for more questions. A brief general discussion occurred.
- Curt made the motion to adjourn. Teri second. Approved by all.
- The meeting was adjourned at 8:25PM.