

MEETING MINUTES CORDOVA GREENS OF LARGO CONDO

**DATE:**

5/18/2023

TIME:

615PM

FACILITATOR:

Mike Swales

IN ATTENDANCE

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

APPROVAL OF MINUTES

The reading of the April meeting minutes
was waived by Frank.

BOARD

The complete board was in attendance and our property manager. All on Zoom

PRESIDENTS REPORT

- Frank DiMaria opened the meeting. First topic was the Elevators repairs/upgrades. Frank reported we have 3 proposals to upgrade our 2 elevators to the upcoming new elevator codes. We have quotes from Elite Elevator for \$136,868, from Right Way elevator for \$172,500 and from TKE \$206,533
- Frank also reported we have 2 proposals to complete the DLM [door latch monitoring] requirement from TKE and from Right Way for \$24,000 for both elevators.
- The entire board engaged in a spirited discussion regarding the quotes, costs, timing, and potential need for an assessment to pay for these upgrades. And discussed the benefit of doing this now or in 2024. Curt suggested doing this in 2024.
- Mike made a motion to move forward with the proposal from Elite Elevator to completely upgrade our two elevators at the quoted price of \$136,868 contingent upon a review of the proposed contract by our legal counsel. Frank second. Discussion. Then vote was unanimous 5-0
- Frank led a discussion of the pool heater quotes we have from Clear Tech at \$6100 each and from McRae Heating & Cooling at \$4700 each. Teri made a motion to move forward with the quote from McRae Heating at a total of \$14,100. Troy second. Unanimous approval 5-0.
- Teri made the board aware of an issue with the walkways on the 2nd and 3rd floors. There may be an issue with the concrete. We have a vendor Jay Barat who can inspect. This also affects our plans to repair the railings. Board agreed to move forward quickly with a professional review. Beverly Neubecker our Property Manager agreed to pursue this with us.
- Frank then discussed the 2 Milestone Proposals we have from UES and from BERYL. Mike made a motion to accept the proposal from BERYL for \$7000 which includes the Phase 1 Milestone study required by the state of Florida. This proposal also includes a study and recommendation of how we must handle our reserves going forward. Curt second. Board voted unanimous 5-0.
- A discussion ensued of the amount of assessment we will need to fund these projects. For our 56 unit association Curt did the quick math and determined that it will be about \$2900 per owner X 56 units. Board tentatively agreed on a \$3000 per unit assessment this year. To schedule an open board meeting in June 2023 to announce the costs as discussed above and the need for the assessment.
- Frank adjourned the meeting at 8:10pm.

MANAGEMENT COMPANY REPORT

none