

# MEETING MINUTES CORDOVA GREENS OF LARGO



## DATE:

10/23/23

## TIME:

7:00 pm

## FACILITATOR:

Beverly Neubacher Ameri-tech

## IN ATTENDANCE

Beverly Neubacher, Frank DiMaria, Troy Klinger, Terri Martin, Curt Rogosch, Donald Dunham, Shawn Finnegan, Tom Maher, Phil Colettis. Meeting held at Panara bread. Attendance was taken. Many home- owners attended.

## APPROVAL OF MINUTES

The minutes were read from the September 19<sup>th</sup> 2022 annual mtg. and approved.

## BOARD

President Frank DiMaria opened the meeting at 7:15 pm. Called to order and Phil Colettis of Ameri-tech confirmed a quorum. This is the budget meeting. Beverly ran the vote tabulation part of the meeting.

1. Vote to waive financial reporting 24 yes 3 no Approved
2. Vote to waive fully funded reserves 26 yes 1 no { Phil Colettis explained new law. A majority of owners must vote yes to waive the fully funded reserves. As we did not have a majority of owners vote yes [29 needed] we then went into recess}
3. Vote to rollover excess funds 26 yes Approved

Beverly put meeting to recess at 7:44pm. A new meeting was scheduled for October 30<sup>th</sup> 2023 at 6pm at the pool. At that time the vote to waive fully funded reserves will be counted again.

Annual meeting. At 7:48 the Annual meeting commenced. Last year's meeting minutes were read and approved. Beverly chaired the meeting and announced the new board for 2023-2024. Phil confirmed proof of notice of the meeting. The new board appointed the following members to positions.

Frank DiMaria President

Troy Klinger Vice President

Teri Martin Treasurer

Shawn Finnigan Secretary

Tommy Maher, at large

Donald Dunham at large

Mike Swales at large.

All candidates agreed that they had read and agreed to abide by the association documents.

Open Forum. Liz ..... of unit 102B asked for additional consideration to her walls leaking problems. The board agreed to have the newly hired engineering firm BERYL address this problem.

Milestone agenda was presented by Beverly.

Elevator DLM work is delayed due to lack of required components, due to state of Florida requirements. TBD in early 2024.

Secretary agreed to post meeting notes on our bulletin boards, in addition to our website.

Meeting adjourned at 8:05pm.

## **BUDGET**

The proposed budget for 2024 was not presented. It will be presented at the October 30<sup>th</sup> 2023 meeting.

## **ANNOUNCEMENTS**

Thank you to Curt Rogosch for many years of good service to the association and the board. Thanks Curt!

## **NEXT MEETING**

Monday October 30<sup>th</sup> 6PM at the pool.

**Please visit our own Cordova Greens of Largo Website. I have been posting meeting minutes there. New info will be going up soon.**

**[cordovagreenslargo.org](http://cordovagreenslargo.org)**

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