

# Cordova Greens of Largo, INC.

March 26, 2024

## Meeting To Address 8693 Staircase Repair, Status of Elevator Door Upgrade, Status of Milestone Inspection Phase II

### **IN ATTENDANCE**

Frank DiMaria, Troy Klingner, Terri Martin, Donald Dunham, Shawn Finnegan, Mike Swales, Tom Maher

Meeting held at Panera Bread and remotely by Zoom. Attendance was taken.

### **APPROVAL OF MINUTES**

Motion:

- Mike Swales moved to approve minutes.
- Teri Martin seconded.
- All approved.

### **BOARD:**

President Frank DiMaria opened the meeting at 7:06 PM (EDT).

Meeting was called to order.

Roll call was taken.

Present:

- Frank DiMaria
- Troy Klinger
- Teri Martin
- Shawn Finnegan
- Don Dunham
- Mike Swales

Absent:

- Tom Maher

### **8693 STAIRCASE REPAIR:**

We were led to believe no additional planning was needed. Permits and plans are required. Beryl Engineering will submit plans for the repairs

Frank has the contract:

- Plans           \$3950
- Repairs       \$3000
- Permit         \$125

Troy asked structural concerns.

Mike made a motion to approve \$3,000 for the repair. Teri seconded.

**ELEVATOR UPGRADE:**

We are still waiting for parts. They are backed up till mid 2025. They said they will hold the price. We need Beverly to get it in writing.

**MILESTONE PHASE II:**

\$12,100 is required for Phase II. 50% (\$6050) is due upon acceptance. Don asked if there are other engineering firms to use. Frank said the one we have was most recommended. Mike said they are approved. Engineering firm will check the structural concerns and give us a price. Mike made a motion to approve the Phase II study. Teri seconded. Don voted not in favor until we know where the funds are coming from. Beverly needs to check if funds have been approved already.

**FIRE ALARM / SAFETY SYSTEMS:**

\$887 was requested from Dart Electronics for the March 18th inspection. Donny made a motion to approve the payment. Teri seconded.

**STORAGE AREA CLEANOUT:**

The 3rd floor storage units in 8681 & 8693 are going to be cleaned out on April 5th.

**RULES AND REGULATIONS:**

Frank brought up a suggestion to use a form for short term visitors. This would not be applicable to renters.

**TREASURER:**

\$88 in petty cash

**DIRECTORS REPORT:**

Donny asked why the landscaping was removed outside of his unit. He asked what is Willow Trees plan for the trees and other landscaping?

It was mentioned that a light on the 3rd floor of 8681 was blinking and that there are a number of wasps. Bobbie will be notified.

Don said the county is not ready to receive PHII reports yet.

Mike Swales asked that all remember to lock the pool gates at all times. An owner mentioned the young grandchild was able to get into the pool area unsupervised.

Frank mentioned some owners were still in arrears. They are well over 90 to 120 days. A letter went out to those delinquent. Donny asked for a copy of said letter.

**OTHER BUSINESS:**

Owner of Unit 101A stated that the wood on her eave is rotted. Will replace

Unit 106A owner:

Frustrated that there was a 3 weeks delay for repairs directed to the management company. Was recommended to talk to the board. Will address.

Asked that the landscaping company do the landscaping work, not Bobby.

Mansards are moldy on Units 101A thru 104A. Need to be addressed. Talk to Bobby about the cost for repairs.

Would like better numbers for the carports

Why aren't the financials posted? Need to ask Beverly

13 pool filters will eventually be needed at a cost of ~\$550. There is a concern that the pool lining is sloughing off and fouling the filters. Was mentioned that the pool was refinished between 5 and 10 years ago. Teri will look for the pool contract.

Teri moved to adjourn.

Meeting concluded at 8:10 EDT.