

Cordova Greens of Largo, INC.

February 26, 2024

Meeting To Address Elevators, Termites and Roof

IN ATTENDANCE

Phil, Frank DiMaria, Terri Martin, Donald Dunham, Shawn Finnegan, Mike Swales, Julie Swales, Buster

Meeting held at Ameri-Tech 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 6:05 PM (EST).

Meeting was called to order.

Roll call was taken.

Present were:

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

ELEVATOR UPGRADES:

Rightway Elevator was contacted about the door mechanism. They stated that the requirement was pushed out to August 2024 and now this week again to August 2025 due to mechanical and parts issues across the state. Received word from his office that the deposit was not complete. The invoice received at Ameritech stated 50% down and that was what was paid. However, it seems the other elevator needs the same and that was not indicated on the invoice. Accounting will process a check for \$5,990 for the second elevator. All is still in process for installation. No exact date given at this time.

Donny expressed concern about our deposit being retained by Rightway for an extended time with no work being performed. Phil said they will contact Rightway about guaranteeing 2023 prices even though the work will be completed in 2024 or possibly even 2025.

TERMITE ISSUE:

Pestguard termites warranty inspection was completed. The report is included in the packet. The warranty can be reinstated by paying the 2023 delinquent amount and the treatment to

Cono's unit will be covered under that warranty. If not, then it is \$275 to treat his unit without the warranty.

The cost to continue the contract is \$575.

Mike Swales made a motion to approve the \$575 to Pestguard to continue our contract.

Teri Martin seconded.

All approved.

Phil stated he will send a check.

ROOF REPAIR:

There was flashing on the roof of 8693 that had become disconnected, was hanging and presented a safety issue. Beverly contacted the roofing company (McMillan Roofing) who came out and fixed the problem at a cost of \$900. There was concern from a few board members that this cost was excessive and since the roof was redone only 6 years ago was there any warranty? Mike asked Phil to get a copy of the invoice and possibly determine if the cost matched the work done.

NOISE ISSUE:

There were two residents who reported issues with excessive noise from nearby units. This noise emanated from people and dogs. Phil said he would get a letter sent to the offending units and the owners of said units.

ENGINEERING STUDY:

Phil had no info on the report. Cost for Stage II is \$12550 and will take 12 weeks to complete. Then the contractor will come in with their quote. We will have multiple contractors to check. Mike stated that structural deterioration has been detected.

COLLECTIONS ISSUE:

Some unit owners are in arrears for fees and special assessments to the tune of over \$6000. Phil stated that the current policy for collections of 90 days is fairly long. Board should look into changing the policy to 30 days.

No further questions.

OTHER BUSINESS:

None

Meeting concluded at 7:07 EST.