

# Cordova Greens of Largo, INC.

January 18, 2024

## Meeting To Address Milestone Inspection

### **IN ATTENDANCE**

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

Meeting held at Ameri-Tech and remotely by Zoom. Attendance was taken.

### **APPROVAL OF MINUTES**

#### **MOTION:**

Tommy Maher moved to approve minutes.

Mike Swales seconded.

All approved.

### **BOARD**

President Frank DiMaria opened the meeting at 6:10 PM (EST). Meeting was called to order.

Roll call was taken. Present were:

- Frank DiMaria
- Troy Klingner
- Shawn Finnegan
- Teri Martin
- Don Dunham
- Tom Maher
- Mike Swales

Tommy has a question about the status of the termite issue. Beverly stated that on February 2nd a unit to unit inspection will be done.

### **Elevator Upgrades:**

We paid \$5990 for the elevator upgrade on September 22nd, 2023.

Thomas Plante of Right Way Elevator Maintenance stated in October of 2023 that the elevator upgrade would not occur until August of 2024. We have until August of 2025 to complete the repairs per Florida statute. He recommends putting the funds towards modernization if we have the time. Donny asked if a clause exists if we can void the contract if we want to go to another contractor.

**Engineering Study:**

Frank stated that the reports content was overwhelming but asked all to please read the reports.

Donny asked if access to all the units is required for the engineering study. Beverly replied yes.

Teri reached out to the owners of the storage box in the storage unit on the 3rd floor of building 8681. They will be around sometime in March of 2024.

Mike asked for questions for the engineer to be sent to him so he can forward those to the engineer. The engineer will be available for a meeting on January 26th at 1PM.

Frank stated that our current Rules and Regulations need updating. A few items to address include the rental process, new owner rental wait time, etc.

It was suggested to put a committee together for updating the Rules and Regulations.

Listed below are those interested in being on the committee:

- Frank DiMaria
- Teri Martin
- Shawn Finnegan
- Troy Klingner

A third notice was delivered to 3 unit owners who have at this time failed to pay the special assessment.

Teri made a motion to accept the President's Report. Troy seconded. All Ayed.

Teri sent a report to Beverly containing Licensing and background information for work being done on Unit 208B.

Frank asked about parking permits. Teri stated that she supplies them

Frank made a motion to accept the Treasurer's Report. Troy seconded. All Ayed.

Beverly stated Unit 103A needs some sheetrock repair. Not enough money in petty cash to cover. Beverly stated the owner would like a mold test and that such a test costs ~\$400. There is no visual evidence of existing mold. Troy stated he could check out the issue.

No Directors report.

No further questions.

**OTHER BUSINESS**

None

Donny made a motion to adjourn. Everyone seconded.

Meeting concluded at 7:14 EST.