

CORDOVA GREENS V MEETING MINUTES – 2024 Budget Adoption Meeting

Date / Time: October 25, 2023 at 7:00 pm

Location: Ameritech Community Management Office, 6415 1st Ave S, St. Petersburg, FL 33707
/ Zoom

THE MEETING ANNOUNCEMENT WAS POSTED IN ACCORDANCE WITH FL STATUTE. A QUORUM OF THE BOARD OF DIRECTORS WAS ESTABLISHED WITH 4 PRESENT.

Katheen Dupeire – President
Steve Shanteau – Vice President
Treasurer – Megan Cuccia (Zoom)
Director – Frenchie Barron
Beverly Neubecker – Ameritech

Zoom: Karen Autry, Parul Martin, Michelle Schmaling, Heather Ingram, Mignon Coyne-Uselman, Deb O’Hearn.

Several Owners present in person at the meeting.

Agenda:

- Call to Order @ 7:14 pm
- NO QUORUM ESTABLISHED by owners attending in person, on zoom call or via proxy. Therefore, the Association must have an audit completed.
- Presented 2024 Budget was adjustments made during the meeting:
 - Line 5300 – Insurance – adjust to \$200,000
 - Line 6120 – Irrigation Maintenance – remove – Reason: maintenance person hired has the ability to perform this job.
- Discussion: Frenchie requested additional bids to be sought from other companies for Insurance. Megan requested at least one additional bid to be sought for pavement
- Roofs: 8 roofs done last year, 5 left with enough reserves for 2 in 2024. Villa roofs completed in 2023 with special assessment.
- Motion to approve 2024 Budget with above revisions: Kathy Dupeire
- 2nd and by voice vote: Steve, Frenchie, Megan
- Motion to adjourn Budget meeting: Kathy Dupeire
- 2nd by Steve Shanteau
- Motion carried. Meeting adjourned at 7:33 pm

Motion to adjourn Budget meeting by Kathy Dupeire

2nd: Steve Shantau

Motion carried. Meeting adjourned at 7:34 pm.

CORDOVA GREENS V MEETING MINUTES-Board Meeting October 25, 2023

Present:

Katheen Dupeire – President
Steve Shanteau – Vice President
Treasurer – Megan Cuccia (Zoom)
Director – Frenchie Barron
Beverly Neubecker – Ameritech

Zoom: Karen Autry, Parul Martin, Michelle Schmaling, Heather Ingram, Mignon Coyne-Uselman, Deb O'Hearn.

Several Owners present in person at the meeting.

Regular Board meeting called to order at 7:35 pm

Funding Request: \$200 petty cash to be kept by Kathy Dupeire for small expenses. Monthly reconciliation to be performed by Beverly Neubecker.

Pool update by Kathy: on track so far. Edges are done. Company brought in to perform leak detection tests and blocked lines to see where leak/s are for repair and company to provide cost of repair/s needed. Pool should be completed in 3-4 weeks.

Status of maintenance items:

- 8703 Carport – Bobby fixed anchor pole that had broken away from the base. He is also painting and repairing areas of the parking lot
- New sign up between villas and 8799 almost complete. The post office to remove and put back mailboxes. We were informed that the current boxes are not up to code. We requested and received a waiver to delay updating boxes to stand-alone large box on fixed pole with the next sign replacement.

Review of No Pet Policy: building 8765, Unit 306. Sent violation letter informing the unit that Ameritech must have appropriate paperwork on file. If anyone has problems, call Animal Control to report and document time/duration of barking. Nuisance letters will be issued by Ameritech for documentation.

Milestone Inspections will take place on November 15, 2023 for a state-mandated visual inspection of structural integrity. The report will be filed with the state of Florida. The company will create a list of things to pay attention to in the future. If deficiencies found, the Association will have 360 days to fund a Structural Reserve for 2025.

New Board Member (Secretary):

Motion to approve Dyaln Floyd as the Association Secretary on the Cordova Green V Board of Directors made by Kathy Dupeire
2nd: Steve Shantau

Motion carried. Welcome Dylan!

Motion to adjourn meeting: Kathy Dupeire

2nd: Steve Shantau

Motion carried. Meeting adjourned at 7:59 pm.

Minutes respectfully submitted by Treasurer Megan Cuccia