

# Board Meeting Agenda

Thursday May 22<sup>nd</sup> 05:30pm -07:30pm 2025

10401 Cross Creek Blvd. Tampa FL 33647

Zoom meeting ID - 839 0126 8243

Passcode -144680

Call to order

Establish a Quorum

Approved Notification of Due Notice of Meeting

Representative from Southcoast Roofing

Real Manage Management Company Intro

Open Forum related to previous meeting

Approval of Previous Minutes

Unfinished Business

New Business

Adjourn Meeting

## Board Meeting Agenda

Thursday May 22<sup>nd</sup> 05:30pm -07:30pm 2025

10401 Cross Creek Blvd. Tampa FL 33647

Zoom meeting ID - 839 0126 8243

Passcode -144680

Attempted but unable to start zoom

Call to order

Establish a Quorum Present : Steven Greshkoff, Lupe Casares

Diane Counts, Sonya Fisco (by phone)

Approved Notification of Due Notice of Meeting

Motion – Diane, 2<sup>nd</sup> – Steven Majority - 4/4

Representative from Suncoast Roofing – Giancarlo

Will be collecting data for roof leaks and Milton Claim

Gabriel Franklin arrived

Real Manage Management Company Intro

Eli Elkory demonstated Real Manage customer link

Open Forum related to previous meeting

Approval of Previous Minutes

Motion – Diane, 2<sup>nd</sup> – Gabriel Majority 5/5

## Unfinished Business

Paid \$38,700 to RRCA roofing, peel and stick for roofs

Gates – motor replacement all driving gates on 6/2/25

Getting Estimate on West walking gate hydraulics

Vinyl Fence – Panel popped back in, fence repair is schedule

Delinquent Water bills—collecting through legal, letter, call

Front Sign Lettering should be formed this week – installation to follow

## New Business

Loan – Last payment made

Treadmill – Fitness Logic repaired

Sprinklers – getting quote to fix

Trash area has been pressure washed by Steve

Palm Stumps by pool will be removed by Steve

Delinquent payments will result in denying access to pool,

clubhouse and gym per Section 718.303 – FL Condo act

Pet Registration Forms- \$25/yr for dogs, \$10/yr for cats/

ferrets money collected will pay for poop stations and record keeping

Airbnb – prohibited, must be min 6 mo. rental

Mens pool bathroom – to be painted, smelly wall paper removed

Used of pool- pool passes needed

Based on our records we have 47% rental to owners

Building 2 & 25 lights will be replaced next week

Adjourn Meeting

Motion – Diane, 2nd – Gabriel

Majority 5/5

## **Board Meeting Agenda**

**Wednesday April 16<sup>th</sup> at 5:30-7:30PM** 2025

**10401 Cross Creek Blvd. Tampa FL 33647**

Zoom link to be sent out in email

- Call to Order
- Establish a Quorum
- Approved Notification of Due Notice of Meeting
- Wise Management Intro and Questions
- Southcoast Roofing Intro and Questions
- Open Forum related to Previous Meeting
- Approval of Minutes
- Restructuring of Board
- Unfinished Business
- New Business
- Adjourn Meeting

# Board Meeting Agenda

Wednesday April 16<sup>th</sup> at 5:30-7:30PM 2025

10401 Cross Creek Blvd. Tampa FL 33647

<https://us06web.zoom.us/j/82033540108>

Meeting ID; 82033540108

Passcode: 424595

Call to Order

Establish a Quorum: present; Gabriel Franklin (GF), Steven Greshkoff (SG)

Guadalupe Casares (GC), Diane Counts (DC)

Approved Notification of Due Notice of Meeting:

Posted 2 bulletin boards and Whatsapp, and emailed 4/14/25AM

Wise Management- Intro and Questions

Arrival of 5<sup>th</sup> board member Sonya Fisco (SF)

Seacoast Roofing & Anthony Tinelli (Legal) Intro and Questions

Seacoast and Mr. Tinelli vacated room and received positive feedback from

owners present

Vote to change to Seacoast Roofing

Motion – DC. 2<sup>nd</sup> – SG

Majority in Favor 5/5

Vote for substitution of legal counseling for Roofs to Anthony Tinelli

Motion – DC. 2<sup>nd</sup> – SG

Majority in Favor 5/5

Open Forum R/T Previous Meeting

Approval of Previous Minutes Feb 13<sup>th</sup> & Feb 26<sup>th</sup>

Motion – DC. 2<sup>nd</sup> – SF

Majority in Favor 5/5

Restructuring of the Board

Change Seven Greshkoff to role of President

Motion – GF, 2<sup>nd</sup> – DC no vote SG

Majority in favor 4/4

Change Gabriel Franklin to role of VP

Motion – DC 2<sup>nd</sup> – SF no vote GF

Majority in Favor 4/4

Unfinished Business:

Audits- not yet completed / Loan – 2 more payments on Loan

Masa Update

Treadmill & Fountain repaired

Pool fountain jets working again

Fence – broken area repaired,

received bid for leaning fence with ½ paid by adjacent community

Gates – getting bids for major repair

New Business:

Entry Sign – tiled awaiting lettering saved 6k over another bid

Adjourn Meeting

Motion – DC 2<sup>nd</sup>- SF

Majority in Favor 5/5

# Signing sheet

4/14/25

1. - Kevin & Teresa Goellner
2. Cathie Campbell
3. Jacqueline Gilly
4. Donna Friedman
5. Jan Alejandro
6. STEVEN ROGUSO
7. USA HOLLAND
8. Jim Barr
9. Fern Ferravanti
10. Ruth Beckman
11. JOHN CANNELLA
12. ~~John Stuckell~~
13. Guadalupe Soccio C.
14. Diane Lewis
15. Supt P Lisco
- 16.
- 17.

## Board Meeting Agenda

Thursday February 13<sup>th</sup> at 6:30-8PM 2025

10401 Cross Creek Blvd. Tampa FL 33647

Call to Order

Establish a Quorum

Approved Notification of Due Notice of Meeting

Meet the Roofer

Open Forum related to Previous Meeting

Approval of Minutes

Restructuring of Board

Unfinished Business

New Business

Adjourn Meeting

**Closed Board Meeting to Discuss  
Legal Matters with Attorney  
2/26/2025 12PM – 1 PM**

**Quorum – Gabriel Franklin, Steven Greskoff,**

**Samya Fisco, Diane Counts**

**Agenda – Discussion of Progress of Roof Lawsuit with  
Attorney Amada Sidman**

**Discussed progress and roadblocks of lawsuit**

**Motion to Hire Forensic Engineer by Gabriel, 2<sup>nd</sup> by Steven,**

**Diane - Y, Sonya - Y            4/4 in favor**

**Adjourn Meeting – by Diane, 2<sup>nd</sup> - Gabriel**

Board Meeting Agenda  
Thursday February 13<sup>th</sup> 2025 at 6:30 PM- 8 PM  
10401 Cross Creek Blvd Tampa FL 33647

Call to Order

Establish a Quorum – Present- P-Gabriel Franklin, VP- Steven Greskoff,  
Sec- Diane Counts, Directors- Sonya Fisco & Guadalupe Casares

Approved Notification of Due Notice of Meeting

Emailed , Posted - 2 Bulletin Boards, Whatsapp

Meet the Roofer- RRCA re: Titanium PSU 30 roof covering

Bldgs. 8,9,10,13,14 and potential re-roof in future

Roof Covering for Leak Repair Bldgs. 8,9,10,13 &14, - \$25,300

Motion- Diane      2<sup>nd</sup>- Guadalupe      Majority in Favor 5/5

Open Forum related to Previous Meeting - Q&A

Approval of Previous Minutes

Motion - Diane      2<sup>nd</sup> - Sonya      Majority in Favor 5/5

Restructuring of the Board

Treasurer- Guadalupe Casares

Motion - Diane      2<sup>nd</sup> - Sonya      Majority in Favor 5/5

Committee Reports – need more people on committees

Fining Committee -Mr. Rates -r/t furniture dumping

## Unfinished Business

Car Wash – need to buy new hoses/ sprayer

Gym Thermostat - adjusted

Audit- 3 yrs ordered – 2024 -\$5,500

Not done, not budgeted - 2023 -\$4,500

Not done, not budgeted - 2022 -\$4,500

Gates- working- Knoxbox, vender access, 20 units still not registered

Ponds- treated, checked plants

Fence Repair – vinyl fence broken in hurricane and leaning

Update Bldg 2 & 25, lights, windows, drain boxes

## Treasurer Report:

Fence: \$350

Treadmill: 1<sup>st</sup>- \$304.59 2<sup>nd</sup> - \$857.25 plan to repair one & use other for parts or buy one refurbished

## New Business

No Fee for Realtor Open House/ Signage, fine if signs not removed

No Fee for water shut off for repair or emergency

No Fee for ARB, but fine for not applying for an ARB

Board Member Benefit – 2 additional parking passes

No Late Fees for Jan & Feb Mar. Please continue to pay HOA

Coupon Books ordered

Hot Link to PBM

Eliminate Building Report Book- Change to Committee Book

Termite Protection – getting bids

Sprinklers – to be discussed next meeting,

Steven present for Voting, but left after for emergency

Adjourn Meeting

Motion - Gabriel 2<sup>nd</sup> - Diane

Majority - 4 /5

MEMBERSHIP MEETING AGENDA

WEDNESDAY JANUARY 29<sup>TH</sup> 2025 @ 7:15

10401 Cross Creek Blvd Tampa FL 33647

No Zoom will be available for this meeting

**Call to Order**

By Gabriel Franklin

**Establish a Quorum**

3 of 3 – Gabriel Franklin, Diane Counts, Steven Greskoff

**Approved Notification of Due Notice of Meeting**

Posted, Emailed, and Whatsapp > 48 hr. notice

**Approval of Previous Minutes**

Motion by Gabriel, 2<sup>nd</sup> by Diane, Majority-Yes

**Introduction of Lawyer George Root**

**Brief Introduction by Steve Greshkoff**

**Restructuring of the Board**

P- Gabriel Franklin- Motion-Diane, 2<sup>nd</sup> Steven, Majority Yes

VP- Steven Greskoff- Motion- Gabriel, 2<sup>nd</sup> Diane, Majority Yes

Sec- Diane Counts- Motion- Gabriel, 2<sup>nd</sup> Steven, Majority Yes

2 positions remain open, will take requests under consideration, TBD in future

**Unfinished Business**

Request for Info previous meeting- Delinquency- > 60 DAYS = 18 UNITS = 6%

Reminder not to use chimneys as they are a fire hazard and against rules & regs

MEMBERSHIP MEETING AGENDA

WEDNESDAY JANUARY 29<sup>TH</sup> 2025 @ 7:15

10401 Cross Creek Blvd Tampa FL 33647

No Zoom will be available for this meeting

Call to Order

Establish a Quorum

Approved Notification of Due Notice of Meeting

Approval of Previous Minutes

Introduction of Lawyer George Root

Introduction of Blair Newton from PBM

Brief Introduction by Steve Greshkoff

Restructuring of the Board

Unfinished Business

New Business

Open Forum

Adjourn Meeting