

# BOARD MEETING AGENDA

Thursday, December 11, 2025

10401 Cross Creek Blvd, Tampa FL 33647

Zoom will start at 6pm

<https://us06web.zoom.us/j/89507856384>

Meeting ID: 895 0785 6384 Passcode: 722589

Call to Order at 6:05pm

Establish a Quorum: **Present**: Steven Greskoff – President, Gabriel Franklin – Vice-president,

Guadalupe Casares- Treasurer

**Zoom**: Diane Counts – Secretary, Sonya Fisco – Director

*In favor.*

Approved Notification of Meeting: email and posted 2 bulletin boards on November 21, 2025

Approval of Previous Meeting: Motion, majority in favor – Steve, Gabriel, Guadalupe, Diane

## **President's Report:**

- Crowder's Landscaping Company, tree Trimming and removal of dead trees
- Community Access Gates: Tech Relativity projected to complete rewiring camera/gate system by the end of 2025
- 14 Pool Drain Replacements; damaged by unsupervised children
- New gate forms: To update resident's and vehicle's information
- Fitness Logic: Company will replace lat pulldown machine cable
- Solitude Lake Management: Waiting for parts order to fix pond fountain
- Outdoor Lighting: Waiting for estimate from Erwin Electric
- Drains around complex: considering best cleaning solution options
- Annual Flower Rotation: Red geraniums planted by the community entrance on 12.11.25
- Tree stump removal – in progress as 12.11.25
- Communication with attorney regarding intercepting rent payments (due to delinquent COA and/or utility accounts) and reviewing section 8 agreements on the community's bylaws
- Provided status on financial loan

### **Vice-President Report:**

- Citizens Claim status; described the need of have an engineering report and the cost. Beryl Project Engineering charged \$39,00 for the assessment. Explained the replacement of the lawyer previously hired by public adjustor, Jennifer Parish/Bay Area.
- Clarified uncertainty on how long the litigation process can be resolved
- Chimneys: Looking into the cost of removal and if we are able to
- Units Keys: Still waiting for over 100 keys. Keys will only be used for emergency purposes
- \*- Consulting with roofing company the best repair option to prevent internal damage in units affected the most: TBD
  - ✓ Giancarlo Antonelli: Seacoast Project Manager, explained the *2 phases option* is the best roofing solution while the lawsuit is ongoing
  - ✓ Described replacement advantages and disadvantages of roofing replacements with shingles and tiles

- 2026 Budgeting: reserved budget account and operating expenses

2026 budget approved by: 1<sup>st</sup>: Steve, 2<sup>nd</sup>: Diane, 3<sup>rd</sup>: Gabriel, 4<sup>th</sup>: Lupe

- ✓ Cindy Maggliozi, CAM/Real Manage: Reminded owners to provide copy of unit key
- ✓ According to chapter 718 board members and Real Manage have the authority to access unit without approval in case of an emergency
- ✓ Delinquent Accounts: HOA monthly payments

### **Secretary Report:**

- In communication with Think Utility to have water service accounts under the owner's name. This may reduce delinquency

### **Open Forum:**

- All owner's questions were answered by board members

### **Adjournment:**

- Meeting concluded at 8:21pm. Approved by 1<sup>st</sup>: Lupe, 2<sup>nd</sup>: Diane, 3<sup>rd</sup>: Steve, 4<sup>th</sup>: Gabriel

# Closed Board Meeting

Thursday ~~October~~ 16<sup>th</sup> 4:30 PM

10410 Cross Creek Blvd, Tampa, FL 33647

Call to Order

Establish a Quorum – present- Steven Greshkoff, Gabriel Franklin,

Guadalupe Casares, Diane Counts, Cindi Magliozzi,

Zoom – Sonya Fisco, Gwendolyn Lancaster

Approved due notification of Meeting – posted bulletin boards X2, email

Approval of Previous Minutes - motion- Guadalupe, 2<sup>nd</sup>- Steve Majority 5/5

Business –

Roofs Moving away from Toni Tionelli – awaiting release letter

Amanda Sidman will resume legal for roof claim with assistance from

Jennifer Parrish – public adjuster, working the claim

discussed % paid is within legal limit

Loan for roofs- lender not to take ownership of roofs or claim \$

Plan to pursue for loan through roofer and Real Manage

Plan for roofs – hire company that will remove tile and pay for intact

tiles, replace wood as needed, install 2 bit roof condoms until claim

resolved and tiles replaced

Office Position- to be titled Administrative Secretary- create job description

Excluding legal, invoices and vender information

Adjourn Meeting – Motion- Diane 2<sup>nd</sup>- Steven

Majority 5/5

# BOARD MEETING AGENDA

Wednesday August 27<sup>th</sup> 5pm -8pm 2025

10401 Cross Creek Blvd, Tampa FL 33647

Zoom will start at 5pm

<https://us06web.zoom.us/j/89507856384>

Meeting ID: 895 0785 6384      Passcode: 722589

## Call to Order

Establish a Quorum- present- Steven Greshkoff, Guadalupe Casares, Diane Counts

Gabriel Franklin- absent, Sonya Fisco- suspended

Approved Notification of Meeting- email, whatsapp, posted 2 bulletin boards

Approval of Previous Minutes Motion – Diane, 2<sup>nd</sup> - Steven      Majority 3/3

Real Manage- make sure that payments are posted, no late fees for Aug & Sept

## Old Business

Audits Completed and e-mailed today, hard copy available on request

Questions to owners present at previous was not a vote, Just an opinion

Gates- checks delayed due to management transition, to be finished when paid

Treadmill arrived- compliments received

## Open Forum for Owners

## New Business

Real Manage- make sure that payments are posted, no late fees for Aug. & Sept

Meeting will change to every other month, 4 x/yr req per condo law

Delinquent payments – owner may be declined access to pool, gym, & clubhouse

LCAM, Cindi Magliozzi will be in next Meeting

Jay, Inspector from Real Manage found 20 violations on rounds today

A/C in gym fixed

Gem Inspectors here this week for Insurance claim, need access to more units

Media Room updated cameras online

Office needs keys for all units for emergencies

Obtaining bids for painting, replumbing

Adjourn Meeting- Motion- Diane, 2<sup>nd</sup>- Steven,

Majority 3/3

# Meeting with Lawyer

## August 21, 2025 @ 11:30 AM

Present: Gabriel Franklin, Diane Counts by Zoom

Discussion with Michelle Nunez re: progress of insurance claim status and Plan

Adjusting to accurate Date of Loss and requirement of engineer report

# **BOARD MEETING AGENDA**

**Thursday July 24<sup>th</sup> 5pm -8pm 2025**

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

Zoom will start at 6pm

Owners were given an opportunity for a question and answer period at a previous meeting with Real Manage & are now welcome to observe, without interruptions, at 5 PM as the board finalizes the details of the Real Manage Contract

6PM Zoom meeting ID – 831 5476 8045

Passcode – 646518

Call to order

Establish a Quorum

Discussion with Real Manage about contract details

Approved Notification of Due Notice of Meeting

Giancarlo and by zoom - Attorney Tony Tonelli re: roof claim/ replacement

Approval of Previous Minutes

Unfinished Business

Open Forum related to Previous Meeting

New Business

Adjourn Meeting

# BOARD MEETING AGENDA

Thursday July 24<sup>th</sup> 5pm -8pm 2025

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

Zoom will start at 6pm

Owners were given an opportunity for a question and answer period at a previous meeting with Real Manage & are now welcome to observe, without interruptions, at 5 PM as the board finalizes the details of the Real Manage Contract

6PM Zoom meeting ID – 831 5476 8045

Passcode – 646518

Call to order

Establish a Quorum Present : Steven Greshkoff, Gabriel Franklin, Guadalupe Casares, Sonya Fisco, Diane Counts

Discussion with Real Manage about contract details

Approved Notification of Due Notice of Meeting: email, whatsapp, bulletin boards

Giancarlo and by zoom - Attorney Tony Tonelli re: roof claim/ replacement

Citizens Insurance claim buildings 1, 2, &25 coming to conclusion

Opinion of owners present product for roof concrete roof-24, 0-shingle, 1-metal

Approval of Previous Minutes: Motion-Gabe F, 2<sup>nd</sup> Steven G. Majority 5/5

Unfinished Business

Loan – 6 mil/20yrs, only 12 mo to draw, worst case @6.5% 44K/mo,

Saving 39K/mo prev. loan + approx. 45K/ yr insurance with new roofs

No HOA payment increase, Application in process

Entrance sign done both sides

Gate Update & use Entry Manager for pkgs – no deliveries to office

Opinion- Owners present(total 25) to leave gates open 7a-7p, with 5 opposed

Treadmil - broken again - replace @ \$1600, other quotes \$3900 & \$2900

Purchase approval – 1<sup>st</sup> Diane C. 2<sup>nd</sup> Sonya F. Majority 5/5

Garage area cleaned up, trash gone

Dumpster Reminder – break down boxes to prevent clogging compactor,

No dumping large items around or inside dumpster walls/gate

Smile for the camera, You are on camera & may be fined accordingly

Reminder units must be rented as a whole including garage, no subletting

Added resident to have tenant eval, visitors must have parking pass

Termite Stations update- stations cost prohibitive least effective, spraying

less cost- effective, will get estimates

Previous question - garbage fees -\$8.50, 25 cent to Think,  $8.25 \times 282 = 2,326$

Our cost is about \$3394/ mo = about \$12/ mo/unit

Meetings generally 2<sup>nd</sup> to last Thurs of the month, next Aug 21

Open Forum related to Previous Meeting/ old business

Committee Reports - none

New Business

Guadalupe Casares left meeting

Real Manage - sent out letters to all, no added fines for late AUG & SEPT pymt

New Hydraulics & door handle for dumpster

Power washed 4 entries for "swift" feces

Landscaped 70 % of pool area by Steve

Turn off lights in pool baths, clubhouse baths and gym when not in use

Screens – fines will be issued for broken/ damaged screens, resident owner  
does repairs - flyer at office, or Ace hardware or any other option

Real Manage will be sending agent to start fining documentation process

Adjourn Meeting

Motion – Diane C. 2<sup>nd</sup> Steven G.

Majority 4/4

# Board Meeting Agenda

Wednesday, June 25th 6pm -8pm 2025

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

Zoom meeting ID - 816 5838 6939

Passcode -167426

- Call to order
- Establish a Quorum
- Approved Notification of Due Notice of Meeting
- Approval of Previous Minutes
- Unfinished Business
- Open Forum related to previous meeting
- New Business
- Adjourn Meeting

# Board Meeting Agenda

Wednesday, June 25th 6pm -8pm 2025

10401 Cross Creek Blvd. Tampa FL 33647

Zoom meeting ID - 816 5838 6939

Passcode -167426

Call to order

Establish a Quorum- Steve Greshkoff (S), Gabriel Franklin(G),  
Guadalupe Casaraes(G), Diane Counts(D), Absent- Sonya Fisco

Approved Notification of Due Notice of Meeting – posted on  
Whatsapp, 2 bulletin boards, and emailed

Approval of Previous Minutes,

Motion -G , 2<sup>nd</sup>-D

Majority 4/4

Seacoast Roofing with samples of roof types

Unfinished Business

-Fence repaired, walking gate hinge repaired,

Front sign lettering done, Men's pool bath completed

-Gates in progress-?Leave open weekdays- save new motors?

-Audits-2024 completed, 2022-23 pending

- Real Manage to start collecting HOA fees Aug 1<sup>st</sup>- info on how To pay expected mid July by email
- Door lights installed building 2 & 25
- 2 dehumidifiers were borrowed and not returned
- Drains cleaned out

Open Forum related to previous meeting

#### New Business

- Approaching a Board Member- whatapp, text, in person Board is not allowed to approach children, if complaints follow procedure in Condo Docs
- Shut down Whatsapp- too much inappropriate content
- Request made to City of Tampa to trim trees by CCBlvd
- Office Phones new office #813-501-4024
- Office will no longer accept packages for individuals/units
- As per Villas Declaration article 17.2 HOA must have a key for each unit/code and be kept updated as needed
- Not allowed to sell fobs or transponders, will be deactivated and new owner tenant must register
- Added gym equipment- gifted by resident
- Golf cart, red one, sold, 4K
- Need volunteers for planting plants by pool
- 4 umbrellas by pool, 1 donated, close when not in use

- Plan for roof patching Bldg 2,25,20,18,16,14 & spots 7,8,9
- Possible Line of Credit for 6 Million, will need majority vote

Adjourn Meeting

Motion (G), 2<sup>nd</sup> (D)

Majority 4/4