

Board Meeting Agenda

TOWN SHORES OF GULFPORT #216, INC
NOTTINGHAM

February 18, 2025, 10:30 AM
Town Shores Clubhouse Conference Room
3210 59th St S, Gulfport, FL 33707

Call to Order

Roll Call

David Goldman, Terry Libich, Pip Quillin, Ron Gregory, Don Cameron, Cheryl Heal, Mike Rich

Minutes Approval

Approve minutes from the 01/27/2024 meeting as written.

Reports

Presidents Report –
Treasurers Report -

Old Business

New Business

- Discuss and vote on selected carport replacement contract with AAA Diversified Services, Inc. The contract has a guaranteed per space price of \$6,500.00 per space. If the carport replacement contract is approved:
 - Discuss and vote on a Special Assessment (SA) to pay for carport replacement at the cost of \$6,500.00 per carport. The SA can be split into two payments. The due dates and payment amounts of April 1, 2025, for \$3250.00 and May 1, 2025, for \$3250.00 for a total of \$6500.
 - If both the carport contract and Special Assessment are approved
 - Discuss and vote to take \$40,000 from the carport reserve for the carport contract downpayment. The board will provide the necessary insurance paperwork for claims after the next board meeting to be held on 2/21/2025 for the purpose of approving the meeting minutes for 2/18/2025.
 - The board must have a firm commitment in writing for those who want a carport built. A simple letter of agreement shall be prepared for this purpose
 - **This signed letter of agreement must be received by the board NLT 03/01/2025**

Open Forum

Adjournment

2/3/2025: RJG



General Contracting Specialist

Painting • Waterproofing • Concrete Restoration
Pressure Cleaning • Caulking • Roofing

January 14, 2025



Nottingham House Condominiums
6075 Shore Boulevard South
Gulfport, FL 33707

Attention: Board President, Mr. David Goldman

Nottingham Condominiums at Town Shores of Gulfport (Complete Carport Replacement)

Dear Board of Directors,

This is a proposal in regards to the removal & replacement of the Damaged Carports caused from Hurricane Milton consisting of 9 structures/72 Car Spaces at Nottingham House Condominiums located at 6075 Shore Boulevard South in Gulfport, FL 33707.

AAA Diversified Services Inc. has had the privilege of restoring the exterior of Tampa Bay corporate centers, apartment complexes, condominiums and high rises for the past 46 years. We thank you for giving us the opportunity to provide you with the following proposal.

SCOPE OF WORK **CARPORT PANEL REPLACEMENT**

- A. Demo and disposal of existing footers**
- B. Installation of New Footers to County Code Requirements**
- C. Installation of New curbs around planters where affected from new footers**
- D. Installation of new 4"x4" Aluminum Posts with rebar set in base for proper strength (White)**
- E. Installation of New 2"x10" Aluminum Beams (White)**
- F. Installation of New 3" Insulated Interlocking Panels (2 LB Foam/White)**
- G. Installation of New Stainless Through Bolts where posts meet beams**
- H. Install New roll form fascia on three (3) sides of structure**
- I. Install New Gutters and downspouts on low pitch side**
- J. Installation of End Panel Walls on each structure**

Insured • Licensed • Bonded

813/962-0808 • 727/442-7374 • Fax 813/969-2845
4009 W. Linebaugh Ave. • Tampa, FL 33624-5236 • Rockyb@aaadiversifiedservices.com

CGC-1525188

BID LABOR AND MATERIALS
COMPLETE CARPORT REPLACEMENT

NOTTINGHAM HOUSE 72 SPACE CARPORT REPLACEMENT:.....\$468,000.00

- In order to gain the business from Nottingham Condominiums I will hold my price until the end of April of 2025.
- I will also hold my per space pricing of \$6,500.00 if certain residents decide not to put back their carports. I only ask that the spaces need to be directly next to each other in each row on whoever wants to put back their carport.
- The estimated time frame from start to finish is 8-10 weeks.
- The design of the End Panel walls on each structure is undecided but included in my pricing

Sincerely,



Rocky Borseth
CGC-1525188

Upon review of this bid by the contractor, and execution by the Owner's representative below, this shall become a binding agreement.

DATE

AAA DIVERSIFIED SERVICES, INC

NOTTINGHAM HOUSE CONDOMINIUMS
By a Duly Authorized Official



ROCKY P. BORSETH