

**ROTHMOOR ESTATES CONDOMINIUMS
BOARD MEETING
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DATE: August 21, 2017
TIME: 6:00 P.M.
PLACE: CLUBHOUSE, 405 CARA COURT, LARGO, FL 33771

Directors present: Pam Anderson, Fred Singleton, Laura Gunn, Bobby Coogler, Chris Robshaw.

The order of business for the meeting was conducted as follows:

Call to Order: The August meeting of the Board of Directors of Rothmoor Estates Condominium Association was called to order by Pam Anderson at 6:00 P.M.

Certifying Quorum/Roll Call: Pam Anderson, Fred Singleton, Laura Gunn, Bobby Coogler, and Chris Robshaw were present to form a quorum.

Proof of Notice of Meeting: This notice was posted on the condominium clubhouse 48 hours in advance of the meeting by the order of the Board of Directors and in compliance with the Florida Statutes.

Reading and Disposal of any Unapproved Minutes: There was a motion by Laura Gunn to waive the reading of the minutes of July 28, 2017 and to approve them. Pam Anderson seconded this motion, and all voted to approve.

PRESIDENT'S REPORT: All the trees targeted on our proposal (16 in all), with exception of the two that required permits has been completed. Last month we submitted a request to reduce the cost of permits for 1306 and 908. 1306 has been reduced from \$1420 to \$20.

We had one plumbing issue handled by T3 Plumbing, who did a good job.

TREASURER'S REPORT: As of July 31, 2017, our Operating Account increased by \$71,000, and our Reserve Account increased by \$6,000.

TOC COMMITTEE REPORT: Unit 1405 is rented to own. 1005 and 602 have been sold, and 803 has been rented.

NEW BUSINESS

Unit 707 was sold on July 21. Pam Anderson made a motion to move \$60,000 from our Operating Account to Deferred Maintenance and Fred Singleton seconded this. All voted to approve.

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Clubhouse Rental: Rothmoor Estates is still charging \$25.00 for unit owners to rent the clubhouse, which has not changed since 1971. Discussion took place as to if we should raise this rate, and what it should be. It was pointed out that should we have to hire an outside party to clean after an event, the cost would be approximately \$150.00. Pam made a motion to increase the cost to \$150.00 with \$75.00 to be returned upon inspection that the clubhouse was left clean. Chris Robshaw seconded this motion. All voted yes except Fred Singleton who was opposed.

Noncommercial Trucks in Driveways Overnight: Discussion followed on changing our bylaws to allow for noncommercial trucks to be parked in driveways overnight. Chris Robshaw brought up that a truck must not be so long as to block the sidewalk. Pam Anderson made a motion to have our attorneys get the correct verbiage on this issue, and put it on the ballot for our year end meeting for community to vote on this change. Fred Singleton seconded this motion, and all voted to approve.

Roofing Issues: We have hired Koenig & Associates to inspect our roofs, and came onsite on August 8. Their report is currently being reviewed and recommendations will be forthcoming. On an immediate basis we have units 707 living unit, 706 garage, 201/202 garage, 1305/1306 double garage, and 1006/1007 double garage that must be redone. Discussion followed. Pam Anderson made a motion to accept the bid from Hills Brothers Roofing LLC for the TPO roofing system, and Fred Singleton seconded for the units listed above. All voted to accept. Pam Anderson announced that the issues we have had with R S Martin Roofing is now in the hands of our attorney to try and recoup some of the money we have spent on this failing system.

Update on Tree Project: The City of Largo would not reduce the permit for tree in front on unit 908 as they feel it does not need to be removed. Discussion followed to just trim back this tree and wait and see. Bobby Coogler made a motion to trim back this tree. Pam Anderson seconded the motion, and all voted to approve.

Bobby Coogler will be in charge of our Saturday morning coffee hours. These will be the 2nd Saturday of each month from 10 to 11:30.

Pam Anderson adjourned the meeting at 6:55.

