

**ROTHMOOR ESTATES CONDOMINIUMS
BOARD MEETING
MINUTES
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DATE: February 22, 2017
TIME: 3:00 P.M.
PLACE: CLUBHOUSE, 405 CARA COURT, LARGO, FL 33771

Directors present: Wayne Biggart, Nancy Camerano, Marlene Dye, Laura Gunn, Liza Miller

Also attending: Natalie Poland, Resource Property Manager

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

Call to Order: The February meeting of the Board of Directors of Rothmoor Estates Condominium Association was called to order by Wayne Biggart at 3:00 P.M.

Certifying Quorum/Roll Call: Wayne Biggart, Nancy Camerano, Liza Miller, Marlene Dye, and Laura Gunn were present, forming a quorum for meeting to continue.

Proof of Notice of Meeting: This notice was posted on the condominium clubhouse 72 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 to accept the minutes of January 6, 2017, January 22, 2017 and February 14, 2017. The minutes of January 6 and January 22 were approved unanimously; and the minutes of February 14 were approved by a vote of 4 to 1, with Liza Miller voting against. Approved minutes of all three meetings will be posted in clubhouse.

REPORTS:

Treasurer's Report: Wayne reported we have \$62,586 in our operating fund, \$84,637 in our insurance fund, and \$112,493 in our reserve fund.

Manager's Report: Natalie Poland was introduced as our new property manager, and gave a brief resume. She will be working with Wayne on setting up a regular walk through schedule.

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Committee Reports:

- TOC : Board approved unanimously to accept resignation of Marlene Dye from TOC, and to approve James Pettitt to TOC Committee. New owners are in 604 and 1403; and 402 is rented on a temporary basis.
- Social Committee: Marlene Dye told of upcoming events, and a list of events for March and April is posted in clubhouse. Marlene reported that the clubhouse is rented for March 11 and 12, and April 28 and 29.

OLD BUSINESS:

- Board Certification is now complete.
- Wayne announced again the clubhouse now open to all.
- Laura Gunn and James Pettitt are our new Notary Publics.

NEW BUSINESS:

- Laura Gunn made a motion to move the time of monthly BOD meetings to the third Monday of each month at 6:00 p.m. Marlene Dye seconded it, and the motion was approved unanimously.
- Wayne Biggart proposed moving Liza Miller to Director at Large, and Laura Gunn will now be Secretary. Nancy Camerano seconded the motion. Vote was for this change 4-1, with Liza Miller voting no.
- Laura Gunn read into the minutes the names of the Building Captains and Committee volunteers as follows:

SOCIAL COMMITTEE: Marlene Dye (Chairman), Cressida Katusa, Mara Gjelijag, Julie Mennichelli, Joanne Gittlelson, Patricia Cozzi.

CLUBHOUSE SET UP TEAM Garo Garagabedian, Rob Polhopek, Walter Balitzkea, Ray Korfant.

CLUBHOUSE SECURITY: Mara Gjelijag

CLUBHOUSE RENTALS AND SUPERVISION: Marlene Dye

TOC COMMITTEE: Sandy Biggart, Chairman; Nancy Camerano, Jim Pettit.

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NOTARY PUBLICS: Jim Pettitt, Laura Gunn

LAWN CREW SUPERVISOR: Nancy Camerano, Garo Garagabedian

BLOCK CAPTAINS: Janice Corriher (Chairman), Christine Sedely, Anne Stickler, Shirley Beachboard, Sharon Pettitt, Richard Hayes, Pam Anderson, Carole Korfant, Linda Smith, Walter Balitzkea, Corinne Toner.

- Wayne announced all should have special assessment coupons and asked for any questions.
- At the 2016 Annual Meeting, amendments one and two passed. Natalie stated that they have been recorded in the courthouse and will be mailed to unit owners shortly.
- Wayne is working with our insurance agent to have mitigation inspections on seven blocks of our buildings which now have all roofs completed. This will result in a \$2000 to \$2500 reduction in our insurance costs for the community and approximately 18% for each owner of the units that are affected.
- Our attorney advised that we start a foreclosure procedure against the bank to get title to 606 again.

ADJOURNMENT: Wayne Biggart made a motion to adjourn the meeting. The motion was seconded by Laura Gunn and passed unanimously.

The meeting was adjourned at 4:10 P.M.

Respectfully submitted,



Laura Gunn, Secretary