

**ROTHMOOR ESTATES CONDOMINIUMS
BOARD MEETING
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DATE: July 17, 2017
TIME: 6:00 P.M.
PLACE: CLUBHOUSE, 405 CARA COURT, LARGO, FL 33771

Directors present: Pam Anderson, Fred Singleton, Laura Gunn, Chris Robshaw, Marlene Dye (by phone), Bobby Coogler

Also attending: Natalie Poland, CMCA, AMS Community Association Manager, Resource Property Management

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

Call to Order: This 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, Chris Robshaw and Marlene Dye by phone, were present to form a quorum.

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: Pam Andersen read the minutes of June 19, 2007 and made a motion to accept with Bobby Coogler seconding. All voted to accept.

PRESIDENT'S REPORT:

Pam Anderson spoke about:

Our ongoing tree projects (more about this in new business)

Our use of T3 Plumbing now on the approved vendor list

Our insurance premium now down \$13,762.

We were required to make shingle repairs to some mansards, and these were done in a timely manner and submitted to insurance company.

We are under contract on 707 Mindy Dr. (more on this in new business).

There was a meeting with R S Martin Roofing (more on this in new business).

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TREASURER'S REPORT:

Fred Singleton reported our operating cash is \$32,258.34.

Our Insurance Fund is \$46,486.06 after premium has been paid due to lower premium. We now have a two million dollar policy.

Our Reserve Fund is \$120,281.27.

MANAGER'S REPORT:

Natalie Poland reported that our contract with Pest Corp is now cancelled.

TOC REPORT;

Bobby Coogler gave the TOC report and stated that the purchasers of units 602, 803, 901, and 1005 have all gone through the TOC process.

PARKING COMMITTEE REPORT:

Chris Robsaw reported no major issues. He pointed out that if all residents just use some common sense (not parking near corners to aid emergency vehicles, not parking across the street from another parked vehicle) we should not have an issue. It was brought up that since most small non commercial trucks are the same base size as SUV's, they should be able to fit in driveways without blocking the sidewalk. This will be brought up again with perhaps putting this up for vote at the annual meeting.

NEW BUSINESS

- Natalie Poland explained the new Estoppel laws. Discussion and questions followed. Pam Anderson made a motion to accept the Estoppel Certificate Service Fee as written, and Fred Singleton seconded this motion. All voted to accept.
- We are under contract on the sale of unit 707 Mindy, and hope to close by the end of the week. During the inspection process, it was brought out that we needed to replace dishwasher, put on new roof, replace electric panel and a/c.
- Regarding our tree project, we have found we need permits to remove the trees behind 1306 and in front of 908. Those permits totaled roughly \$2600. This prompted a meeting with Dennis at the

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City of Largo to see if anything could be done to lower the cost. At his suggestion, we needed notarized letters, estimate of cost from a contractor for repairs from damage to 1306 and photos. We nearly have the needed items and will be submitting to the supervisors this week. We also met with Duke Energy to see if they could remove 1306 saving us the cost to remove and the permit cost. They will trim which may save us some money, but will not remove. We are expecting significant headway by the next board meeting.

- We had a meeting with Randy Martin on July 6, 2017. Present were Randy Martin – owner of RS Martin Roofing; Natatie Poland, Property Manager; Marlene Dye – Vice President; Fred Singleton – Treasurer; former board president Chuck Hall; former board vice president Bob Moore; and Pam Anderson, current president. Our concerns are threefold (1) overcharges (2) 42 paid warranty repairs and an unknown amount of n/c repairs made to warrantied roofs (3) failed roofing system. During this meeting we verified Randy Martin's pricing structure both verbally and per his emails of May 2017. We went over the 19 issues that have been found so far. After the meeting, Fred, Randy and Pam walked the property measuring the units and mansards in questions. We are still in conversations with Randy Martin regarding a resolution to these issues and are putting together an invoice for the overcharged roofs. At the point, the board will be going over all paperwork unit by unit to be reviewed for accuracy. Discussion followed.

ADJOURNED 7:28

This notice has been posted on the condominium premises 48 hours in advance of the meeting by the order of the Board of Directors and in compliance with the Florida Statutes.

