

ROTHMOOR ESTATES CONDOMINIUMS
BOARD MEETING MINUTES
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DATE: August 1, 2018
TIME: Following the Member Meeting that Began at 6:00 p.m.

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 6:36 P.M.

Certifying Quorum/Roll Call: Pam Anderson, Bobby Coogler, Van Voorhees, Bob Wollschlager, Laura Gunn, and Rae Poritz were in attendance to form a quorum. Also in attendance was Natalie Poland, CMCA, AMS of Resource Property Management, and Nicholas Lang, Esq. of Lang and Raffa, P.A.

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

Reading and Disposal of any Unapproved Minutes: Pamela Anderson made a motion to approve the unread minutes of July 16, 2018. Laura Gunn seconded, and all voted to approve.

TOC REPORT: Pam Anderson said we now have renter Sue Griffiths in unit 1301, and in unit 104 Lou Koontz will close on August 15th.

PRESIDENT'S REPORT: Pam stated that recently there have been some unwarranted attacks on her character or alleged behavior within some emails. She said that she would be happy to talk to anyone about these untruths outside of a meeting format.

Update of Arbitration: The arbitration filed by Sandy and Wayne Biggart was sent to the State July 12th. The arbitrator was assigned on July 26th, and we received notice of this complaint July 30th; and we have 20 days to comply. The association has forwarded the petition to our insurance carrier and we expect the carrier to appoint an attorney to represent us at no charge to the association.

Update on Popular Bank Loan: Our extension to close is August 3 to retain our 5.3% interest rate. Due to the delays imposed by Sondra and Wayne Biggart with their arbitration, we will not close by this date. The current available interest rate is 5.6%, which will cost all the homeowners an additional \$42,900 of additional interest over the life of the loan. At the last meeting, Pam said that Sondra Biggart sent a letter directly to Popular Bank to urge them to reconsider their position on our loan. The loan officer has said this letter has had no impact on the bank's position. We have requested an additional extension of the loan until the arbitration is completed.

The BOD discussed the recent unexpected expenditures for roof repairs necessary due to the delay caused by Sandy and Wayne Biggart, and also the amount that this is costing us in legal fees. We also have had \$32,000 in drywood termite treatments that were not planned for in the budget. Pam stated that she hated to think about a community assessment but asked the BOD to think about how we should financially handle these unexpected costs. Rae Poritz suggested that we get some numbers together so we could assess our options; a decision could not be made without all the information.

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Pam Anderson made a motion to table the vote on roof repairs, Laura Gunn seconded, and all voted to approve.

Nick Lang answered questions that were posed by unit owners regarding these issues.

Pam Anderson adjourned the meeting at 7:31.