

ROTHMOOR ESTATES CONDOMINIUMS
BOARD MEETING MINUTES
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DATE: August 15, 2018
TIME: 5:00 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 5:00 P.M.

Certifying Quorum/Roll Call: Pam Anderson, 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.

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 August 15, 2018 BOD Meeting held directly after the Membership Meeting of the same date. Rae Poritz seconded, and all voted to approve.

PRESIDENT'S REPORT: Pam stated that our attorney, Nick Lang, informed us the Sandy and Wayne Biggart's attorney approached us with a desire to dismiss their arbitration. The proposed dismissal is with prejudice so they cannot come back and reopened it. Their attorney suggested that no vote will be necessary for the TPO and dimensional shingles. Discussions are ongoing and should be resolved soon.

Regarding the Martin Lawsuit, the parties involved chose an arbitrator and a mediator. Our attorney is contacting both for scheduling this week.

Pam said that today we were told that our insurance premium will be going up at least \$20,000 if are roofs are not replaced by renewal time. We have a \$2500 deductible per incident. The last claim for 404 Mindy garage was denied due to the condition of the roofs. More about the roofs will be discussed during the body of the meeting.

Earlier this year we cleaned out the drains at the southwest corner of our property where Cara Drive has flooded off and on for years. 7 Eleven is now the owner of where our problem has been. They have gone to the City of Largo, and created a plan that will likely solve this problem for good.

NEW BUSINESS:

Pam explained that the upcoming vote on the two issues at the Membership meeting at 6:00 p.m. was not the time to use this as "protest" vote against the board, and members should vote on the merits of each item up for vote. She explained the advantages of removal of the dormers, and the need to vote for the change to amendment to section 9.2B as this would affect passing any vote to improve conditions for Rothmoor. She stated that it is still not too late to change any votes for people who have already voted.

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Pam explained about the three latest roofs that are in extreme failure: Units 203, 903, and 1007. All three of these units are in roof failure, need remediation, and are battling with black mold issues. Unit 903 will need immediate repairs to stop the water coming into the unit and causing mold issues which is affecting the health the unit's residents. Laura Gunn made a motion to approve the expenditure of the \$2200 for Unit 903, and Van Voohees seconded. Pam Anderson abstained from voting as this is her unit, but Laura Gunn, Van Voorhees, Bob Wollschlager and Rae Poritz voted to approve.

Pam Anderson made a motion to dismiss the meeting at 5:36, Rae Poritz seconded, and all voted to approve.