

**ROTHMOOR ESTATES CONDOMINIUMS  
BOARD MEETING  
MINUTES  
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**DATE:** February 19, 2018  
**TIME:** 6:00 P.M.  
**PLACE:** CLUBHOUSE, 405 CARA COURT, LARGO, FL 33771

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 Pam Anderson at 6:01 P.M.

**Certifying Quorum/Roll Call:** Pam Anderson, Rae Poritz, Les Liszek, Marion Arnold, and Laura Gunn were in attendance. Bobby Coogler arrived at 6:07. Also attending was Gary Niznik, LCAM, from Resource Property Management as Natalie Poland is on leave of absence.

**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:** Pam Anderson read the minutes of January 22, 2018; Laura Gunn made a motion to accept and Rae Poritz seconded. All voted to accept. Pam read the minutes of January 27, 2018, noting that the time of the meeting was 3:00 P.M., not 6:00 P.M. as written. Laura Gunn made a motion to accept the corrected minutes, Rae Poritz seconded, and all voted to accept.

**REPORTS: President's Report:** Pam announced that the resident complaint to the State against the BOD has been dismissed. The legal fees incurred surrounding this issue was \$1420.89. This is in addition to the \$650 spent in November and December in regards to the same issues bring this to a total of \$2070.89. Pam advised that we have had two broken pipes in recent weeks, reminding everyone that our pipes are 47 years old, and this may continue to happen. During the last month we have had instances of flooding on the south end of Cara Drive; discussion to follow under new business. Pam reminded the community that resident parking is to be in garages and driveways. She asked that we all park on one side of the street only to allow for passage of emergency vehicles. Residents should not park in visitor parking.

**NEW BUSINESS:**

We have had flooding on the south end of Cara Drive during the last two rain

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storms. Pam and Gary Niznik of Resource have tried to trace the pipe back to where it empties. Pam suggested that we have a professional company clean out our portion of the pipe and work on finding out where this empties and who would be responsible for the portion that is not Rothmoor's. We have received bids from Allen's Plumbing, Bay Area Plumbing, and Seminole Septic. Pam advised that she preferred Seminole Septic who would charge \$1400 to clean and scope this piping, and continue to do it on an annual basis. Pam Anderson made a motion to accept this bid to go ahead with the work. Rae Poritz seconded and all voted to approve.

Pam Anderson, in working with Resource Property Management, states our next step in getting resolution on our roofing project is to have an engineering firm come in and look at Rothmoor to guide us. We have received bids from Karins Engineering and Prescott Engineering. Prescott Engineering would do for now three phases: Design (\$2400), Specifications (\$3750), and Bid and Negotiations (\$1800). Pam Anderson made a motion to accept the bid from Prescott Engineering for these first three phases. Rae Poritz second this motion and all voted to approve.

Judy Fisch spoke about forming a committee to go to each unit to check for any flapper leaks in toilets and leaks under sinks. She advised that if owners cannot see any issues in toilet tanks, you can put food coloring in the tank to see if there is any leakage into the bowls. The BOD feels this is a great idea with the potential to save us a good deal of money on our water bills. Pam asked the anyone willing to assist July, please see her after the meeting.

Pam Anderson reported on her meeting, with Laura Gunn, with Brian Deebs, a construction attorney. Pam feels that in the process of trying to recoup money for our roofs that are in product failure, she may need profession help at times in this process. The first consultation with Mr. Deebs was free, but at this point in our process we need to consult him again. His hourly rate is \$375., and at this point we would probably only need to meet with him for a few hours on and off. Pam Anderson made a motion to hire Brian Deebs, Esq., and Laura Gunn seconded; all voted to accept

Meeting was adjourned at 7:15.

