

Approved 1-22-18

**ROTHMOOR ESTATES CONDOMINIUMS
BOARD MEETING MINUTES
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DATE: January 8, 2018
TIME: 6:00 P.M.
PLACE: CLUBHOUSE, 405 CARA COURT, LARGO, FL 33771

Directors present: Pam Anderson, Laura Gunn, Bobby Coogler, Marion Arnold, Rae Poritz, Bobby Coogler

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

Certifying Quorum/Roll Call: Pam Anderson called the meeting to order at 6:00 P.M. In attendance were Pam Anderson, Laura Gunn, Marion Arnold and Rae Poritz to form a Quorum. Bobby Coogler joined those in attendance at 6:05.

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

Reading and Disposal on Unapproved Minutes: Laura Gunn made a motion to waive the reading of the minutes of the organizational meeting of November 15, 2017 and accept as presented. Rae Poritz seconded and all voted to accept. Laura Gunn made a motion to waive the reading of the minutes of December 18, 2017 and accept as presented, Rae Poritz seconded and all voted to accept.

NEW BUSINESS

Pam Anderson gave the president's report. She brought the community up to date on the ongoing roofing project. She again reiterated the cost of the original roofing that has failed, and gave the amounts we have paid to replace these roofs. In addition to the roofs that have been, or are under contract to be, replaced we currently have 7 units that have roofs that need repairs.

Pam stated that in November and December we have had unusually high attorneys fees, and explained why this has occurred. She asked community support to try and work together to contain these kind of issues.

Pam also gave another request not to leave trash by the dumpsters if it is full.

Pam Anderson made a motion to nominate Christine Sedley and Carol Korfant to the TOC. Laura Gunn seconded this motion, and all voted to approve.

Rae Portiz made a motion to table the discussion on the Newsletter. Pam Anderson seconded and all voted to approve.

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Pam Anderson made a motion to table the discussion on insurance matters, and Rae Poritz seconded. All voted to approve.

Pam Anderson made a motion to repair or replace locks on the clubhouse and gate. Bobby Coogler seconded and all voted to approve.

Pam Anderson pointed out the cost of replacing the blinds in the clubhouse. Discussion followed with a decision to look into replacing slats for the existing blinds.

Pam Anderson made a motion to accept the contract from Old Time Roofing on Unit 1101 SL, Bobby Coogler seconded and all voted to approve.

Pam Anderson made a motion to accept the contract from Old Time Roofing on unites 1203/04 DG. Laura Gunn seconded, and all voted to approve.

Ted Williams from Old Time roofing was a guest at this meeting. He gave the community information on the new TPO roofing system we are now using. He talked about the mansards that need to be replaced, and brought some samples of the metal type and also the three dimensional shingle type with color charts for each. Discussion and Q & A followed. Pam and Ted are working together to get a definitive cost for the replacement of the mansards so the community can decide which type they would want.

Pam Anderson adjourned the meeting at 7:23.