

ROTHMOOR ESTATES CONDOMINIUMS
BOARD MEETING MINUTES
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DATE: **October 15, 2018**
TIME: **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 6:00 P.M.

Certifying Quorum/Roll Call: Pam Anderson, Bob Wollschlager, Van Voorhees, Laura Gunn, Marian Arnold and Bobby Coogler 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: Pam Anderson made a motion to approve the unread minutes of September 17, 2108; Laura Gunn seconded, and all voted to approve. Pam Anderson made a motion to approve the unread minutes of September 28, 2018; Laura Gunn seconded and all voted to approve. Pam Anderson made a motion to approve the unread minutes of October 4, 2018; Laura Gunn seconded, and all voted to approve.

PRESIDENT'S REPORT: Pam Anderson noted that today we began our roofing project. She announced that over the next few days parties representing the Martins and Rothmoor will be on site to inspect the condition of the roofs as the new roofing is starting. We have a 55% leak rate on the roofs the Martins installed, and this is why the board pursued this issue, and has a fiduciary duty to pursue this matter legally. As we happily this year have enough candidates to run for the 2019 BOD, we are planning a "Meet the Candidates" evening so all residents can come with their questions.

MANAGER'S REPORT: Natalie Poland informed us that we have three units that are delinquent, one of which will now be going to our attorney for action.

TOC COMMITTEE: We have a new unit owner at 402 Mindy: Leona Jenkins

NEW BUSINESS:

Pam Anderson read a letter from our construction attorney, Brian Deeb, who is handling our litigation against the Martins. He could not go into detail due to confidentiality, but we are moving forward, and will go to mediation in December; and if that fails; arbitration in March.

Pam Anderson noted that the BOD has heard the complaints from the community with regards to our landscapers. Several of the items have already been addressed. A meeting is scheduled with Pam, Bob Wollschlager and Natalie Poland to discuss any issues with Luis of Bay Are Grounds.

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Pam Anderson spoke about our unexpected and unplanned for expenses for 2018:

Rabin & Parker (Attorney) \$2250 to defend against Sondra Biggart's complaint to the State of Florida.

Nick Lang (Attorney) \$15,000 to defend against Sondra and Wayne Biggart's litigation to stop our roofing project.

Roof Repairs \$16,300 to fix emergency roof issues due to delay in roofing project.

Brian Deeb (Attorney) \$26,344: Fees to date for our litigation against the Martins.

Termite Tenting \$25,000

Termite Tenting Warranties \$17,200

Unit Repairs due to Roofing Issues \$50,000

Total: \$152,094

Pam explained that the money for some of these items may be recouped in our litigation with the Martins, but that could be into the spring of 2019. The members will be voting on either an assesment or raise in maintenance fees before the November 29, 2018 Annual Members Meeting.

As Pam mentioned earlier, the roofing project has begun. Prescott Engineering has determined by need the order of the buildings to be done. These will be Building 1, 9, 13, 10, 6, Townhomes 1404/1405, and building 2. Emergency roofing issues will be handled on an as needed basis.

Pam Anderson made a motion to take \$700,000 against our loan at Popular Bank to begin Phase II of our roofs in December, and sign the contract with Arrys Roofing. Van Voorhees seconded and all voted to approve.

Meeting was adjourned at 7:09.

