

ROTHMOOR ESTATES CONDOMINIUMS
BOARD MEETING MINUTES
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DATE: **JANUARY 21, 2019**
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, and Bobby Coogler were in attendance to form a quorum. Rae Poritz joined at 6:07.

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 th

Reading and Disposal of any Unapproved Minutes: Pam Anderson made a motion to approve the unread minutes of the BOD meeting of November 29, 2018. Laura Gunn seconded and all voted to approve.

PRESIDENT'S REPORT: Pam welcomed everyone to the New Year, and advised that the 2019 BOD will remain the same as 2018 as voted in the Member's Meeting of 11/29/18. She asked the membership to please contact Resource Property Management of any issues, and do not contact vendors directly. Contacting the vendor directly could cause the unit owner to be responsible for the charges instead of the association. In an emergency, please contact a Board member directly. We had an incident last year where the door of a unit had to be broken down, and it was a unit where the BOD had access to the key, and this could have been avoided. The Board will be doing a project to ensure all keys are working keys in the event the need arises. On our roofing project, we have now completed 12 buildings. The remaining buildings are 300, 1400 and the Clubhouse. There was an excessive amount of plywood used on nearly all, if not all, of the units. We expect a plywood count by our next meeting. The rear mansards were found to be in various stages of degradation. We are taking a short roofing break to let the dust settle and see what the additional plywood costs were before we continue. All roofs must be replaced. If you had any issues with the roofing that have not been reported, please let the board know immediately. We have started on the interior and garage repairs due to former roof leakage. We will be working on this for quite some time yet. Building 800 was found to have wood damage due to termites, and this building will be scheduled for tenting, along with the 400 building and the Clubhouse.

TREASURER'S REPORT: Bobby Coogler gave the Treasurer's Report as of December 31, 2018. Operating Cash \$7,020.50; Insurance Fund \$90,669.83; Reserve Fund \$198,361.61; Prepaid Fees \$6,352.08; and Social Club \$1,010.14.

TOC COMMITTEE: We would like to announce that Dee Laughlin as part of our TOC Committee. We welcome our new neighbors Margaret and David Forte at 706 Mindy Dr.

NEW BUSINESS:

We have two trees behind 1406 Cara Drive that must be removed due to the root system interfering with the foundation of the building. We presently have bids from three Arborists, but after discussion it was decided to wait until all bids are in before making a decision.

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Pam announced that our lawsuit against our former roofers is ongoing. We had anticipated the first mediation in January, but this has been pushed back to March 6, 2019.

We are continuing to have items not meant for the dumpster to be put into the dumpster itself. This is an ongoing problem and has been discussed at many, many meetings. Also, the big items that are being left of the west side of the dumpster has really gotten out of hand. Discussion of these problems ensued with unit owners. It was suggested that we get cameras set up in that area to discover who is violating the policies and set up a system of fines. It was also suggested that the dumpster be moved to the north side of the property to discourage use by non-unit owners. Chuck Hall pointed out that the City of Largo will not go to the north side of our property due to our streets being privately owned. It was decided to once again inform all unit owners that only trash should go in the dumpsters, and if the dumpster is full to please take this back home and not leave it on the ground near the dumpster. Each unit owner must arrange for items to be hauled away by the contractors during any purchase of big items or work on their unit. If you must leave bigger personal items to the west of the dumpster, they must call 727-587-6760 for a Monday pick-up, but not put the items out until Sunday evening to give the area a cleaner look.

Pam Anderson adjourned the meeting at 7:11 p.m.

