

ROTHMOOR ESTATES CONDOMINIUMS
BOARD MEETING MINUTES
Page 1 of 2

DATE: JUNE 17, 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, Rae Poritz, Dee Loughlin, Bob Wollschlager, Laura Gunn, 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 th

Reading and Disposal of any Unapproved Minutes: Pam Anderson made a motion to approve the unread minutes of the BOD meeting of June 3, 2019. Laura Gunn seconded and all voted to approve.

SPECIAL GUEST SPEAKER: David Mohns of our insurance carrier, Bouchard Insurance, spoke to us about the state of the current insurance market and the reason for the 20% increase for our upcoming renewal. He answered questions from unit owners.

MANAGER'S REPORT: Natalie Poland reported that two violation letters were mailed out and received one response. If unit owners need Wind Mitigation letters for their insurance companies, please contact Resource. We had four more plumbing issues this month, and are getting bids for a/c unit(s) on clubhouse.

TREASURER'S REPORT: Bobby Coogler reported that as of 4/30/19 our funds were:

Operating Cash	\$ 316,795.94
Insurance Fund	\$ 123,116.20
Reserve Fund	\$ 178,795.04
Spec Assesment Fund	\$ 25,251.81

PRESIDENT'S REPORT: The completion of the roofing on the 300 building has been delayed by weather. Weather permitting, the termite tenting of the 1300 building and the clubhouse is set for June 26th, and the 400 and 800 building for July 9th. Pam explained what "common element" in our condo docs is, and in the future all residents must request in writing on our standard form any changes they wish to make to the common element. This will go on the agenda for the next BOD meeting, and all residents attending will be advised and the Board will vote on this. Anyone who does not get written approval in advance will get an immediate notice of violation and the likelihood for forced removal of any changes at the owner's expense.

ROTHMOOR ESTATES CONDOMINIUMS
BOARD MEETING MINUTES
Page 2 of 2

NEW BUSINESS:

DRAINAGE ISSUES ON SOUTH SIDE OF PROPERTY. There have been some issues behind the 1400 building that we are working to address. Seminole Septic has come out and viewed the area. On Friday, June 21, we will have an engineer coming out to look at this problem and advise a solution.

ROOFING FOR CLUBHOUSE: Pam Anderson made a motion to accept the bid from Arry's Roofing for \$41,500.00 plus plywood to roof the clubhouse. These funds will come from our current roofing loan with Popular Bank. Bob Wollschlager seconded and all voted to approve. The contract will now go on to our attorney for review.

Pam Anderson adjourned the meeting at 7:18.

