

ROTHMOOR ESTATES CONDOMINIUMS
BOARD MEETING MINUTES
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DATE: MARCH 18, 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, Marian Arnold, Van Voorhees, Laura Gunn, and Bob Wollschlager were in attendance to form a quorum. Also in attendance was Natalie Poland, CMCA, AMS of Resource Property Management. Rae Poritz joined at 6:02, and Bobby Coogler at 6:08.

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 February 18, 2019. Laura Gunn seconded and all voted to approve.

Natalie Poland of Resource Property Management announced that any persons attending the meeting who were recording the meeting must make themselves known. No one responded.

TREASURER'S REPORT: Bobby Coogler reported that as of 2/28/19 our funds were:

Operating Cash	\$ 63,669.64
Insurance Fund	\$105,937.22
Reserve Fund	\$205,933.91
Prepaid Fees	\$ 19,414.07

PRESIDENT'S REPORT: Pam Anderson did a recap of the history of our roofing issues with Richard Martin and then Randy Martin from April 17, 2017 to today. She reminded the owners of all the issues and roof failures that caused the Board to contact Koning Construction Consultants. After getting no relief from our Condominium Attorney's of record at that time, we hired Brian Deeb Esq., litigation expert in the field of construction defects. Coming forward with regards to our lawsuit, mediation was scheduled for March 6th, and if no settlement we would go onto arbitration in May. On Monday March 4th, the Board was informed of a request from Wayne and Sondra Biggart to attend the mediation on behalf of the Martins. The Board saw no reason for this, and said no. In addition, the Board learned that if we went to arbitration the Biggarts would be on the witness list for the Martins.

NEW BUSINESS: On March 6th Board members Pam Anderson, Rae Poritz, Bob Wollschlager, Bobby Coogler and Laura Gunn attended the mediation in Tampa. It was explained to the Board that if we went on to mediation, any award would be against the Martins, not their insurance companies, and it would be up to us to collect. At the end of a very long day, we decided to accept \$400,000. After legal fees, consultants, etc., we would net \$321,819. The day after the mediation, Randy Martin's attorney contracted Brian Deeb to say that he wanted the verbiage in the release to state that no unit owner, present or future, would be able to say anything negative about Randy Martin. The Board said absolutely no, that this was a deal breaker. Randy Martin's attorney did not pursue this, and Pam Anderson signed the release approved of by our attorney. The check for \$400,000. should be received within 30 days. We will go forward and finish building

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1400 and roof the 300 building. The clubhouse will be addressed at a later date. There was discussion, and all questions by the owners were answered by the board.

SOCIAL COMMITTEE: Pam announced that Trish Bednarski will be the chairperson of the Social Committee.

Pam Anderson adjourned the meeting at 6:38 P.M.

