

ROTHMOOR ESTATES CONDOMINIUMS
BOARD MEETING MINUTES
Page 1 of 2

DATE: **OCTOBER 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

Certifying Quorum/Roll Call: Pam Anderson, Bob Wollschlager, Rae Poritz, Laura Gunn, Bobby Coogler, and Van Voorhees were in attendance to form a quorum. Dee Loughlin was in attendance by phone. 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: Laura Gunn read the minutes of September 5th and 16th. Pam Anderson made a motion to accept these minutes as read, Laura Gunn seconded and all voted to approve.

Manager's Report: Natalie Poland announced that Resource will be sending out the 14 day notice of our annual meeting. The information that residents need to fill out is in this packet. Rothmoor had two major plumbing issues last month. We have \$1254.78 in delinquent fees, and one of these accounts is with our attorney.

President's Report: Pam Anderson stated that we are beginning to get updated painting proposals, and are looking to begin this project early in 2020. We have a new lawn service beginning this month. Our new lawn service day is Friday, so please move your cars from the driveways on that day. Pam again stated that Florida Rooms are the responsibility of the owners. We will likely walk the property in December and bring any maintenance issues to the attention of the owners. It is up to the owners to keep the Florida Rooms presentable and in good repair. Pam pointed out that we had a major leak in unit 305, and the importance of having homeowners insurance. We again ask residents who have large items to leave by the to call the City of Largo for pick up. Please call the week before, put your items out on Sunday and they will be picked up on Monday. If you still have interior repairs needed from prior roofing leaks, please brings them to the Board's attention.

NEW BUSINESS:

FORM TREE COMMITTEE FOR REPLANTING TREES THAT HAVE BEEN REMOVED: We need to replace tress that were removed. Bob Wollschlager is in charge of this project. Anyone who can help please contact Bob at 459-2440, and it has been requested that you only use this number when contacting Bob. We will be checking with the City of Largo to find out information about the new State of Florida law that may change how many trees that need to be replaced.

**ROTHMOORE ESTATES CONDOMINIUM
BOARD MEETING MINUTES
PAGE 2 OF 2**

DISCUSS/VOTE ON GRASS REPLACEMENT NEEDED FROM REMOVED TREES: We need to replace some sod at 104, 701, 801, and 1406. Pam made a motion to accept this bid of \$1900 from our current landscapers of to do this work. This will be pending on what additional work needs to be done to clear 801 of roots and check for any issues. Van Voorhees seconded, and all voted to approve.

DISCUSS 2020 BUDGET: The Board met with Deb Reinhardt and Percy Legendre, CPA, to discuss our \$1.4 mil roofing loan. The Board explained to the residents that Deb's recommendation was to put the loan payment funds into our maintenance fees over the 15 year life of this loan. On October 14th we had a vote to accept this plan that was voted yes on by all except Pam Anderson, who voted no. After later discussion, it was decided to bring this to the attention of the unit owners and get their opinions. Discussion followed. After much discussion, Pam Anderson made a motion to rescind the BOD vote of October 14th, Van Voorhees seconded, and all voted to approve but Bobby Coogler who voted no. It was decided to consider a special assessment of \$72,000 to cover one year's payments of the loan with a 5% increase in maintenance. Pam Anderson made a motion for the option of a \$72,000 assessment with a 5% increase in maintenance. Van Voorhees seconded, and all voted to approve except Bobby Coogler who voted no.

Natalie Poland of Resource Property Management handed letters to the BOD from Deb Reinhardt stating that they are giving us a 30 day notice to terminate their contract with us as of November 30, 2019. They do recognize that this does not give us very much time to find new management, so they would be willing to stay until December 31, 2019.

Pam Anderson adjourned the meeting at 7:38.

