

ROTHMOOR ESTATES CONDOMINIUMS
BOARD MEETING MINUTES
Page 1 of 2

DATE: FEBRUARY 17, 2020
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 was called to order by Pam Anderson at 6:00 P.M.

Certifying Quorum/Roll Call: Pam Anderson, Bob Wollschlager, Glenn Bednarski, Laura Gunn, Rae Poritz, Dee Loughlin, and Bobby Coogler were in attendance to form a quorum. Also in attendance was Gloria Reed, LCAM, of Ameritech 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 accept the unread minutes of January 20, 2020. Laura Gunn seconded, and all voted to approve.

Manager's Report: Gloria Reed of Ameritech stated that in the transition from Resource to Ameritech, Rothmoor has waived any late fees on payments. Now that we are all up and running with Ameritech, starting in March the late fees will again be applied. Gloria informed us that the annual roof inspections is taking place and ongoing.

President's Report: Pam Anderson told us that Mauros Air Conditioning has been checking the a/c wiring on the roofs. We will be going over this in March. With regards to our street lights, 12 out of our 21 lights have been replaced at no cost to Rothmoor. Repairs are nearly complete on all the units that had interior damage due to leaking roofs. The completion date for this project is February 25. This was funded by an assessment in 2019, and any leftover monies will go into deferred maintenance. Today we started re piping another unit. If anyone feels their unit has already been done (with the pipes going through the attic instead of under the slab), please let Gloria know. The Board met with the Landscaping company to address replanting trees, sod for 801 Mindy, and a preliminary concept for addressing dead bushes and replanting. This will happen after the painting project is finished. Pam had two reminders (1) no overnight parking in the street and (2) never leave trash bags on the ground inside or outside the dumpster enclosure.

Treasurer's Report: Glenn Bednarski did not give a Treasurer's Report.

NEW BUSINESS:

1. The BOD brought the community up to date on meetings with Sherwin Williams and various painting contractors we have interviewed. Discussion and questions followed. Pam Anderson made a motion to call back 3 companies (Performance Painting, CPR Painting, and P & R Painting, pending licensing vetting) with their foreman for a final meeting and vote. Rae Poritz seconded, and all voted to approve.
2. The BOD has updated our Rules and Regulations. Pam Anderson made a motion to accept these new rules, Dee Loughlin seconded, and all voted to approve.

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

3. Dee Loughlin in heading up the project to get a key from each unit owner to have on site in case of emergency. Discussion followed. This will be an ongoing project, and will be further discussed at upcoming meetings.

4. Pam Anderson informed the community of ongoing discussion she is having with Popular Bank, who holds our roofing loan. Our current interest rate is 5.35% for 175 more payments. By spending approximately \$10,000 to refinance with the same bank at 4.5%, we would save approximately \$100,000 over the same 175 payments. Discussion followed, and more information will be gathered to address at the March meeting.

Pam Anderson adjourned the meeting at 7:07.

