

ROTHMOOR ESTATES CONDOMINIUMS
BOARD MEETING MINUTES
Page 1 of 2

DATE: JANUARY 20, 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

Certifying Quorum/Roll Call: Pam Anderson, Bob Wollschlager, Laura Gunn, Glenn Bednarski, 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 approve the unread minutes of the BOD meeting of November 8, 2019; Dee Loughlin seconded and all voted to approve. Pam Anderson made a motion to accept the unread minutes of the Organizational/Budget Meeting of November 18, 2019; Rae Poritz seconded and all voted to approve.

MANAGER'S REPORT: Gloria Reed reported that the Rothmoor Estates website is up and running. Ameritech is working on verifying all vendors, and the BOD is approving payment of all invoices. The One-Call system is being used to notify residents of any issues, meetings, etc.; Gloria reminded everyone that they must let her or the BOD know of any phone number changes. Gloria stated her goal is to be available to all residents, and asked that all phone calls and emails have the residents name and addresses on the.

TREASURER'S REPORT: As of November, 2019, our operating account balance was \$130,331.41; our insurance fund \$65,015.10, and our reserve account was \$142,296.22. In 2019, we had a special assessment to cover legal fees, termite tenting, and repairs to the inside of units due to the leaking roofs. Once all of the money is collected in full we will have approximately \$70,000 of which we will still need to pay out approximately \$25,000. After everything is totally settled, the balance in this account will be transferred to Deferred Maintenance. The balance in our painting account is \$41,168.04, and we are in the process of getting estimates for paint all buildings in early 2020.

PRESIDENT'S REPORT: Pam Anderson stated our goals for 2019 was to (1) complete the roofing project, (2) complete the lawsuit against the former roofers, (3) complete the termite work and get all buildings under warranty, and (4) paint all buildings. We are now in process of getting estimates for the painting. Pam said that on November 1, 2019 Ameritech took over as our management company and we thank Gloria and all of Ameritech for all their help with getting everything ready for our annual meeting, and getting our 2020 Budget in place. At the end of October, Resource Property Management finally sent out the bills for the A/Cc stands that were replaced during the roofing project. Only 19 owners were affected by this, and we are asking the residents who have still not paid this invoice to do so promptly. Mauros Air Conditioning has been checking each building to inspect the wiring on the a/c units. With the old roofing system, foam was sprayed over the a/c wires, and when the old roofs came off it left wiring exposed. As

ROTHMOOR ESTATES CONDOMINIUMS
BOARD MEETING MINUTES
PAGE 2 OF 2

we learn what will be necessary, you will be appraised. Over 75% of the community has signed up for the One Call system that blasts out Rothmoor related messages. This is the system we will use to alert residents to water shut offs, meetings, etc. If you want text messages, you MUST opt in for this. Another message will be sent out for those who want to use this option. We are going to be discussing security and dumpster issues with new business. We have had several incidents of a security nature whereby security cameras would have been of assistance. Our new contract with Spectrum is in place, and if you have not done so, please contact them to be sure you are getting the full benefit of this. Pam took the time to remind us yet again that all service requests/emergencies are to be directed to Gloria Reed at Ameritech. Our new website is www.RothmoorEstates.Org. It is a work in progress.

TOC COMMITTEE REPORT: Christine Sedley reports these are our new residents: 403 – Mary Zukowski, 503 - Christine Body, 603 – Gary Rivers, 607 – Rich Hahn, 608 – Joyce Carlsen, and 1301 – Jessie Williams and Dillard Williams.

NEW BUSINESS

Unit 1405 put in a written request to the BOD to dig out from the back wall of the unit about 1 ½ ft to put in a barrier to provide drainage. Pam Anderson made a motion to approve this, Rae Poritz seconded, and all voted to approve.

The BOD has met with several painting companies, and are waiting on their formal estimates. When they arrive the BOD will have a short meeting to approve one so we can commence this project asap.

The BOD announced there will be no further dumping of items in the space just to the west of the dumpster. Each unit owner will be responsible for their own items, and we will provide the phone number of a company that will haul items away at the resident's expense. The BOD is again asking for owners to not leave their trash on the ground when the dumpster is full.

Security Cameras: The BOD has got some estimates on putting in security cameras at the four corners of Rothmoor. While this would help with security issues, there will also be license plate level cameras by the dumpster to determine if non-residents are dumping items and using our dumpster so we can stop this, and determine if any residents are not following the proper procedure. After discussion, this item was tabled until we get further estimates and information.

Condo Docs: Rae Poritz read a letter from our condo attorney, Nick Lang. He feels that since we have never updated our condo documents it is time to do so. Discussion followed. Pam Anderson made a motion to have our condo docs updated, with the cost not to exceed \$10,000. Laura Gunn seconded this motion. Pam Anderson, Bob Wollschlager, Rae Poritz, Dee Loughlin, and Laura Gunn voted yes; Bobby Coogler and Glenn Bednarski voted no. The motion passed.

Duke Energy: We have received notice from Duke Energy that our contract for the light poles and lights are due to expire. We are currently paying \$231.21 rental per month, and the proposal will go to \$362.04 per month. We need to find out more information about this, with the possibility of purchasing the poles ourselves, and going to solar lighting. Discussion followed, with more information gathering being needed.

Pam Anderson adjourned the meeting at 7:33.

