ROTHMOOR ESTATES BOARD MEETING MINUTES - **MONDAY, JANUARY 16, 2023**

Notice of Meeting was Posted 48 hours in advance of the date. Approximately 37 present

The Order of Business was conducted as follows:

Call to Order

The Meeting of the Board of Directors of Rothmoor Estates Condominium Association was called to order at 6.00 p.m. by Tricia Bednarski. Certifying of Quorum: Karen Matvey (VP), Kathy Robshaw (Secretary), Bernie Bostick (Director), Dave Forte (Director) Irene Rivello (Director), Tricia Bednarski (President and Treasurer).

Disposal of Minutes

Motion was made/seconded to waive the reading of the 11/22 Minutes. Motion Carried.

President's Report was given by Tricia Bednarski. Confirming that the Board were all volunteer and should be treated with kindness and respect. That the TOC Meetings would be handled differently and a Notice of a TOC Review was being held to be posted on the Clubhouse 48 hours prior to the meeting. That ARC Requests would be required to be approved at Board Meetings. That maintenance issues should be addressed to our Manager Corey Palmer in the first instance, a Board Member can be informed simultaneously. The Board would be dividing Rothmoor Responsibilities to ensure continuity and accountability and advise the Community.

Treasurers Report was given by Tricia Bednarski. Question was raised about settling 908 and the funds. This was being addressed by Ameritech/Corey.

Management Company Report was presented by Corey Palmer discussing the Jetting of 908, the investigation of alternatives for our pipes and awaiting community vote on Documents (NB confirmed scheduled for March 2023, waiting for the attorney).

Committee Reports

Social Committee: Kathy reported a successful Holiday Party and thanked resident Harry for his entertainment. Confirmed we had a good 2022 and the Committee would meet February 1st at 11.30 at The Clubhouse, all invited.

Landscaping: Tricia reported that Rick Matvey and Kris Bode would be part of the Landscaping effort for a grant and activities for 2023. Karen Matvey to chair this committee.

Old Business

Board Volunteers/Organization - The Board would be dividing Rothmoor Responsibilities to ensure continuity and accountability and advise the Community at the Next Meeting, along with a revised list of Residents. Bob Wollschlager was appointed to fill the vacancy on the Board for 2023.

Documents - confirmed scheduled for March 2023, waiting for the attorney. Discussed the amendment to our insurance requirements that would incur an added cost to the Community of $5,000 because of notifications and research. A motion was made/seconded to not pursue this change in 2023 or until there were funds to tackle the change if desired.

Roofs – David commented that progress had been made but that resident, Brad **Loughlin,** had a chemical that would allow us to reach areas that were higher than he could. Motion made/seconded that Brad Loughlin be a volunteer to assist David and we offered to compensate him for the cost of the chemicals.

Sewers/Plumbing – Tricia mentioned that residents should not be calling for any work to be done, especially plumbing. In an emergency do reach out to Corey and copy her. We were checking clean outs, jetting and looking at alternatives. David mentioned that residents should not turn off their water when they go away. Tricia also commented that any maintenance required inside the home is the owners responsibility. We were constantly reviewing this and will meet with the City of Largo, Corey is organizing this process. If you see a City Worker, and you are having back up, do come out and talk with them for their support/information.

TOC Committee and Procedures - the TOC Meetings would be handled differently, and a Notice of a TOC Review was being held to be posted on the Clubhouse 48 hours prior to the meeting. Residents can attend but not comment/ask questions. Pam Anderson, Chris Sedeley, Terry Wollschlager would be on the Committee and Dee Loughlin an alternate.

New Business

ARC Requests - Tricia reminded that ARC Requests would be required to be approved at Board Meetings. These should continue to be sent to Corey who will handle them as previous. Attach as much information as you can.

1206 Cara Dr – The Board approved the addition of suitable windows for this unit. Unanimous.

908 Cara Dr– After discussion, including input from the attendees, the Board declined the owners request for stucco for her Florida room. The preponderance of product in our community was vinyl siding/or similar. Vote: Yes – Bob. Abstain – Kathy and Karen. No – Tricia, Dave, Irene and Brernie

903 Cara Dr – Repair of boards on balcony the Board approved this request. Unanimous. Cost of $125.00.

Pool - Bernie reported he has been researching vendors and getting quotes, to be reviewed. It was determined that the Stenner Pump was not working, and we could put in a manual solution for $687.30 or invest in a proper system for $3,536.14. The Board agreed to table this decision until the February meeting. Corey informed us we had budgeted for pool repair/change so this would not impact the budget.

Any Other Business

Kathy reported that all Board Members had certified that they will abide by our Documents and had reviewed them.

The meeting adjourned at 6.59 pm. Date of Next Meeting February 20, 2023

Respectfully submitted Kathy Robshaw Secretary (1/23/23)