

Notice of Meeting was Posted 48 hours in advance of the date. 20 residents + board

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), Dave Forte (Director) Irene Rivello (Director), Bob Wollschlager (Director) Tricia Bednarski (President and Treasurer).

Disposal of Minutes

Motion was made /seconded to waive the reading of the 1/16/2023 Minutes. Motion carried.

President's Report was given by Tricia Bednarski. She thanked Dave Forte and resident Brad for their efforts to work on the roof stains; thanked everyone for assistance during the water crisis recently during tree trimming; Thanked Karen and her leadership for our Beautification Project; All who helped with the mulching of the trees/plans; discussed the residents requesting cleanup of leaves and informed all that the cost was prohibitive at \$1,500. Asked residents to remove their own leaves please. Advised all that the trimming of bushes along Mindy would be done soon; advised that the calendar was on our website and would be updated with meetings/events; asked all who use the pool to please use the hose to fill it if it is going below the rim.

Treasurers Report was given by Tricia Bednarski. She confirmed that the expenses for 908 had been settled and all contractors paid.

Management Company was presented by Corey Palmer who confirmed he was working on quotes for the plumbing sleeve for our pipes, following the cleanout at 908 which seemed successful. We have not had the report/invoice. Residents asked about the continuation of the issues and were informed the City is as aware as we are of the age of the pipes and issues we have been having. Tricia reminded residents if they see a City Truck there and have back up to go out and talk to the city folks.

Committee Reports

Social: Kathy Robshaw reported that the Committee had met and were planning a March 17th activity at The Clubhouse in the evening which would be free, with a raffle. Asked for 'show of hands' for an April 18th poolside party-many seemed in favor. She advised the committee was active and planning for 2023. Linda (chairing Games Night with Bob) reported that the first activity had 7 players for Mahjong. Said a member had expressed an interest in Chess and confirmed the next Games Night would be March 2nd.

TOC: Kathy confirmed the committee had been structured according to our documents and that 903 had a rental tenant; 203 had closed and that 403 was approved. We met with the renters/resident in all the cases.

Beautification: Karen reported that all Palm Tree Trimming had been done 902 would be done separately. She thanked the team of Rick, Kris, Tricia, Dave and Irene for their efforts and work to begin this project. The city would be given a request for a Grant of \$3,000 and felt strongly it would be considered. We would be proceeding with Smiths to remove the dead bushes from the buildings allocated first; this had been approved in 2022. They provided a quote of \$4,200 to plant and this would partially be covered by our Grant. Plans were underway to meet with the residents to gain support for watering and caring of the new plants.

Old Business

Dumpster Kathy shared with the group the ongoing issue with the Dumpster and re-iterated that this is a Community challenge, not a Board Challenge. That the Board members had taken ownership of the clearing up, etc.

but it was residents responsible and probably those not present (echoed by Dave Forte). She asked if the idea of a 'working party' to resolve made practical sense, a sign to be posted or any ideas? Those present repeated the idea of a Camera and were told this was not 'allowed' to be done; a larger dumpster would not fit in the space allocated and that increasing the collection would add approximately \$60 to each home. No decision was reached. Those present were asked to think about this and we would revisit it. Residents present expressed concern that this has gone on for years and Dave pointed out that this was no doubt handful of tenants responsible.

Pool Quotes had been received but not complete that they could be approved. Dave volunteered to take these on and develop them to suit our needs; new equipment and regular maintenance/attendance of the pool. He has confirmed that we are NOT required to have this done 3 times a week, he did check with the City of Largo (a question raised by a resident).

ARC Requests

604 Mindy had been given a verbal 'ok' but the addition of a patio was approved by all.

503/504 pavers in the center of the two driveways was approved by all.

Tricia shared that she would like to develop two ARC Requests for Cement paths alongside the driveway to help minimize stepping on the grass and one for the center of the two driveways to close that gap. Approval from both parties would be required for the latter ARC Request. These would be put on the Website and copies available in the Clubhouse. These would give residents the information they need to go forward and be approved by the Board.

NUISANCE IN THE COMMUNITY

There is group of 'teens' who are regularly turning up and annoying residents. They appear to be coming in from the back gate which we informed those present could not be locked as residents were forgetting the combination or losing the key when we had such a lock. Several confirmed they had seen this group and it was suggested someone attempt to take photos. (Since the meeting a resident did confirm that there is NOT a "private property" sign on the other side of the fence. A resident had asked for bars for their windows and were told this was not allowed.)

Any Other Business

Documents Tricia confirmed the final documents were in hand from the Attorney which included the final set AND the set showing the amendments. The number of pages had decreased. The procedure would be to place a set(s) of the old documents showing changes to be placed in the Clubhouse. Residents would be given (where possible) the new Documents by hand (to save postage) and informed of the process with view to voting in April. Part 1 to be completed in March. The Board Members would receive a set of both for review.

Painting at rear of 503. Bob reported that the contractor declined responsibility for the paint peeling. Kathy agreed to reach out to Sherwin Williams contact and see how to proceed. It was felt we had the color in stock (or Pam – 908- said she had some).

The meeting was adjourned at 7.04 pm. Date of next meeting March 20, 2023

Respectfully submitted Kathy Robshaw, secretary (2/25/2023)