

Rothmoor Estates Board Meeting Minutes

Monday March 20, 2023

The Notice of Meeting was posted 48 hours in advance of the date. 21 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 6.03 by Karen Matvey (VP). Kathy Robshaw (Secretary), David Forte (Director), Irene Rivello (Director), Bernie Bostick (Director), Bob Wollschlager (Director) and Tricia Bednarski (President and Treasurer) by phone.

Disposal of Minutes

Motion was made and seconded to waive the reading of the 2/20/2023 Minutes. Motion Carried.

President's Report was given by Tricia Bednarski. She confirmed her report that had been mailed to residents and reminded them about the parking requirements. Thanked Dave Forte for his assistance and specifically with the pool; Kathy Robshaw for the Social Committee's activities and Karen Matvey for her coordination with the landscaper and the beautification committee.

Treasurers Report was given by Tricia Bednarski. She mentioned that our Delinquency Account was high because some members are paying the wrong amount and some had been late. This was being addressed by Ameritech.

Management Company report was presented by Corey Palmer. He confirmed some of the items were on the Agenda and he would not comment now. The 908 Fire was closed and would not appear as an issue on our Insurance renewal.

Committee Reports

Social: Kathy Robshaw reported on a successful March 17th St. Patrick's Day party and thanked all who attended including Harry who had provided the music. She noted the next event was a Poolside Party on April 28th. Next Committee meeting on 30th March. Games Night was progressing twice a month on a Thursday with 8 or so attending.

Old Business

Pool Repairs

Dave Forte reported that the Pool and Pool Deck had been closed and padlocked by the County Health. The gate was not locked as we needed the ability to exit our Clubhouse. He said he would add a sign on

Tuesday to make this distinction. Dave presented a quote/proposal by Clear Tech (our existing Vendor) to replace equipment that was not functioning. This would be a chlorine-based system fix, which is what we now use in our pool. The vendor mentioned the pump probably had a 4 year life on it so did not need to be replaced. Bernie Bostick presented an alternative quote from Jameson which would convert our pool to Salt. There was much discussion, input from some Residents, including chlorine based pool versus salt. It was concluded that more research had to be done to look at both options, also review the certification of both companies and the support we would expect from each. A motion was made and seconded to convene again at a Special Meeting at 6.00 p.m. on Wednesday, March 22nd. Motion carried.

Documents

Corey Palmer informed us that the final documents were available in the Clubhouse and the amendments that were made. There would be a vote at the next meeting, April 17th and Board Members would hand deliver the Documents by April 3rd – two weeks prior to the board meeting on April 17th. where possible, or they would also be mailed.

Beautification Grant

Karen Matvey advised us that the City of Largo would be voting on our Grant this week. The proposal for review is \$6002.00. They will reimburse us at 50 %, which is approximately \$3000,00. We had a quote from our landscapers to remove designated bushes and take them away, for \$2,550 which would begin approximately 2 weeks after grant proposal approval by the City of Largo. Motion was made and seconded to approve this item. The motion was carried.

New Business

There were no ARC requests.

Any Other Business

There was no other business.

The meeting was adjourned at 7.03 p.m. Date of special meeting Wednesday, March 23, 2023.

Date of next Board Meeting Monday, April 17, 2023.