

ROTHMOOR ESTATES BOARD MEETING MINUTES - May 15, 2023

Notice of Meeting was Posted 48 hours in advance of the date. 23+ 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: Kathy Robshaw (Secretary), Dave Forte (by phone) (Director) Irene Rivello (Director), Tricia Bednarski (President and Treasurer).

Disposal of Minutes

Motion was made /seconded to waive the reading of the 3/23/2023 Minutes. Motion carried.

President's Report:

Tricia reported that Karen Matvey (VP) had resigned from the Board as had Bob Wollschlager (Director). She confirmed that the recommendation for planning of our plants/shrubs was in August – once rainy season has begun. 130+ bags of mulch will be delivered on May 31, 2023. Kathy volunteered that she and her husband would receive this into the community. With Dave away for the summer, Kathy agreed to liaise on the pool by checking the log and communicating with David. David informed us that there was still some 'settling' of our new pump process so please be patient. Tricia mentioned there had been some complaints about frequency of One Call messages – some social coincided with necessary community announcements. This will be reviewed.

Treasurers Report

Tricia reported on delinquencies and that this represented pretty much one person and that our lawyer had these in hand. She reviewed the periods March and April.

Management Company Report

Corey confirmed that the bushes had been removed and installation pending. Termites had been identified in the '8' building and a quote would be solicited from Haskel to investigate this. He asked residents to not assume your insect was a termite, he said you could send him photos for opinion from the professionals. The drainage behind building 9 is being researched. He confirmed the new pool services had been completed. Tricia asked Corey to ensure all minutes were put up on our website.

Social Committee Report

Kathy reported on our Arbor Day Remembrance in the rain in early April. She thanked all who supported our May Social Event where 40+ did attend. Kathy also commented on the one call and mentioned that in her role as a marketing professional you do need to market an event – and confirmed that there had been responses to her Trivia. Some residents thanked her and confirmed that this does work.

Old Business

Reconvene Special Members Meeting: This was done, no additional proxies or votes had been received. 6.12 pm – 6.16 pm. Therefore:

Vote to Amend Declaration – ~~–~~Quorum/No Vote

Vote to Amend Articles of Incorporation -Quorum/No Vote

Vote to Amend Bylaws- ~~–~~Quorum/No Vote

Smith Landscaping invoice – new plants

Tricia thanked everyone who had helped with the review meetings, the Board for their support and residents for their question. She hoped we could revisit this in the fall.

A proposal was received from Smith Landscaping – which was part of our \$3,000 grant – for \$2,773.00. Motion carried for this purchase.

New Business

ARC Requests – Tricia reviewed the current Guidelines for all. She indicated that approval for requests had become a lengthy process and suggested that the President and Manger be responsible for approving standard/replacement ARC Requests, like for like. A motion was made and carried that we approve this process through December 31, 2023, with the inclusion of informing Board Members of an ARC request that had been approved.

ARC Request for 1203 was approved.

In the same discussion it was brought up about artificial flowers being placed on properties. Per Guideline No. 10 it was felt that this was not in keeping with our guidelines. A motion was carried to ask the owner to remove the plants by June 30, 2023.

The leaves behind 401/1401 were discussed and Corey was asked to get quotes.

Tricia confirmed that we had an insurance review in June.

Also, Corey confirmed that Fire Extinguishers had to be done in July.

Any other business

Kathy asked if there was interest in another Hurricane Preparedness event and possibly Cyber Security, this was greeted enthusiastically.

A request was made about cats in the neighborhood. Most confirmed they were known to us and were not harmful. It was noted that 604 has a cat without approval and Corey was asked to send a letter.

The meeting was adjourned at 6.45.

Date of Next Meeting 9/18/2023.

Submitted Kathy Pabst Robshaw, Secretary (5///27/2023)