

ROTHMOOR ESTATES CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

Monday, December 1, 2025 (Clubhouse)

Call to Order: The meeting was called to order by President, Tricia Bednarski at 6:00 p.m. and confirmed a quorum available.

Notice of Meeting/Roll Call: The meeting was posted at the Clubhouse by Tricia Bednarski, on Saturday, November 29, 2025 at 12:30 pm. Directors Present: Tricia Bednarski, Pam Anderson, Ron Doran, Dave Forte via phone, and Joyce Carlsen.

Approval of Minutes: Reading of minutes from November 14, 2025 was waived and approved unanimously.

Reports:

President:

- Accepted Kathy Robshaw's resignation from the Rothmoor Board.
- Greenacre CPA to complete year-end financial reports and file our 2025 tax returns.

Vice President:

No report given

Treasurer:

Report given for financials through November 30, 2025.

Management Report:

No report given

TOC Report:

Pam noted that the same four properties are still for sale and that we have a new renter at 1301 Cara.

Unfinished Business:

ARC Requests – Ratified by the Board

502 Cara Ct. (New windows, front door, and storm door)

105 Mindy Dr. (New sliding glass door)

Roof vent covers: Tabled until January

Fence replacements: Tabled until January (202/203 Mindy Dr)

New Business:

Mansard Investigation – Tabled until January

Pool Resurfacing – Tabled until January

Balcony Repairs – Tabled until January

Transition to Ameri-Tech:

Corey Palmer from Ameri-Tech was reintroduced to the community as our new Property Manager for 2026. The contract with Ameri-Tech was signed by the Rothmoor Board on Wednesday, November 26, 2025 and the transition from Greenacre to Ameri-Tech has begun. Corey explained the different ways to pay monthly maintenance fees. It was stressed that if you currently use ACH with Greenacre to go in and cancel that ACH after your December payment has been made. Ameri-Tech will send out a letter to inform homeowners how to login and access their portal account and send a payment booklet hopefully within the next two weeks. If you have questions about December or January payments please contact either Ron Doran or Tricia Bednarski and we can look at your homeowner accounts.

The meeting was adjourned at 6:24 p.m.

Date of next meeting Monday, January 19, 2026 @ 6.00 p.m. Next Neighborhood Watch on Thursday, January 22, 2026 at 6.00 p.m.

Respectfully submitted by Pamela Anderson.