

Rothmoor Estates Condominium Association, Inc.
Board of Directors' Meeting

Monday, January 19, 2026 in the Clubhouse

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

Notice of Meeting/Roll Call: The meeting was posted at the Clubhouse by Ron Doran on Saturday January 17, 2026 at 10:04 a.m. Directors Present: Tricia Bednarski, Pam Anderson, Ron Doran , Joyce Carlsen, David Forte and Mike Jansma.

Approval of Minutes: Reading of minutes from December 1, 2025 was waived and approved unanimously.

Reports:

President: Report given by Tricia Bednarski as follows:

Ron has agreed to take on the role as Secretary as well as the Treasurer for the board of directors.

Welcome to our newest board member, Mike Jansma of 1406 Cara Dr.

The landscapers have now finished their extra trimming in the community and are beginning the maintenance phase of landscaping. During the winter months they are on an every other Thursday schedule.

We have several big projects that are going to need to be taken care of this year and we will discuss those in more detail later in the meeting.

Reminders:

1. All maintenance and repair items must first be reported to the Property Manager or a Board Member.
2. Please use Scott's Comfort Plus toilet paper, plumbing issues caused because of a backup in toilet paper in or at the toilet and not a sewer pipe or vent pipe backup or clog will be billed to the homeowner.
3. Next Board Meeting, February 16th, 6:00 pm in the Clubhouse.
4. Neighborhood Watch Meeting, January 22nd, 6:00 pm in the Clubhouse.

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Vice President: Report given by Pam Anderson.

Treasurer: Report given on financials through December 31, 2025.

Management Report: Report given by Corey Palmer.

TOC Report: Report given by Kristine Body welcoming new residents Don & Mary Witman at 1102 Cara Dr.

Beautification Report: No report given.

Unfinished Business

ARC Requests: Ratified by the Board

503 Cara Court Storm Door
908 Cara Drive Gutters
1406 Cara Drive Front Door

Roof vent covers: Tabled

Fence replacement 202/203 Mindy Drive: Vote approved to purchase 6' chain link fence. Have estimate for \$3275.00. Will get second estimate before proceeding. Mike Jansma to follow on this item.

Balconies: Board will have inspections made on all buildings except 600 Mindy Drive building.

Pool: Approval given to patch hole at a cost of \$468. This should allow reopening the pool. Total pool resurfacing tabled until February 2026 board meeting. We have two estimates and will try to secure a third estimate before February 2026 board meeting.

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New Business

Asphalt street repair: Two areas have been identified needing patching/overlay. These are areas cutout by the city to work on sewer pipes under the street. The areas have sunk and cause a trip hazard. Pam Anderson will contact the city to alert them of the situation and course of action.

Mansard Warranty repairs: Item tabled until next meeting. Process needs to start over from last year to address stains on mansards.

Trees: Tree limbs need to cut from tree behind 1101 Cara Drive. Board approved unanimously to have Meadows Tree Service remove the limbs for \$950.

The meeting was adjourned at 6:45 p.m.

Date of next meeting Monday, February 16, 2026 @ 6:00 p.m.

Respectfully submitted by Ron Doran, Secretary

Affordable Fencing FL LLC

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Estimate

ADDRESS
Rothmoor Estates
203 Mindy Dr
Largo, FL 33771

ESTIMATE 2510156
DATE 01/16/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	4'ft high galvanized chain link fence	Location: Rothmoor Estates 202/203Mindy Dr Largo, FL 33771	1	3,275.00	3,275.00
Project: Removal of Existing Wood Fence & Installation of New chain link fence					
Requested by: Tricia Bednarski					
Start Date: TBD Completion Date: TBD					
Scope of Work					
Property Location: Behind 202 / 203 Mindy Dr					
Removal:					
Remove the existing wood fence and gate located behind the property.					
All removed materials will be hauled away and properly disposed of at the county dump.					
Installation:					
Install 64 linear feet of 6-foot-high residential galvanized chain link fence.					
All fence posts will be installed 2 feet into the ground with 60 lbs of concrete per post for stability.					
Mesh will be 6'ft high residential grade.					
Due to the presence of a tree trunk and exposed tree roots, both posts adjacent to the tree will be installed using 4" x 4" plate anchors secured to the tree to allow proper installation.					

This anchoring method will be used on both sides of the tree.

Due to the curvature of the tree, an additional 2–3 inches of chain link mesh will be added to close the gap between the post and the tree.

The property line must be cleared of plants, shrubs, and any obstructions prior to installation of the fence.

Pricing:

Removal and disposing of existing fence: \$300.00

Installation of 6' high residential galvanized chain link fence: \$2,975.00

Contact Affordable Fencing FL LLC to pay.

Pricing Terms & Warranty

Pricing Terms:

Due to the current volatility in the materials market, all pricing on orders and quotes is valid for fourteen (14) days from the date issued. After this period, pricing is subject to change based on material costs and availability.

Warranty: Labor 3 months vinyl and chain link fence, No acts of God are covered, and vinyl fence material has limited warranty term 20yrs.

SUBTOTAL 3,275.00

TAX 0.00

TOTAL \$3,275.00

Accepted By

Accepted Date