

Rothmoor Estates Condominium Association, Inc.
Board of Directors' Meeting
Monday, April 20, 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 Friday April 17, 2026 at 1005 A.M. Directors Present: Tricia Bednarski, Pam Anderson, Ron Doran , Joyce Carlsen, David Forte and Mike Jansma.

Approval of Minutes: Reading of minutes from February 16, 2026 board meeting and March 27, 2026 board workshop were waived and approved unanimously.

Reports:

President: Report given by Tricia Bednarski as follows:

Good Evening and welcome to the April Rothmoor Estates Board Meeting.

I would like to clarify the One Call this morning about the common element outside of each unit. This was sent specifically for people that have installed decorative items on the front of their unit and security cameras or lights on the mansard, flashing, or roof of their unit. You may still have a flag and flag holder installed on your unit, a doorbell, whether security or old school and the boxes that were installed by the Largo Police Department. If you would like to install a hose reel, please complete an ARC form. Security cameras may be installed on the stucco or soffit underneath the mansard. Nothing should be attached to the roof in any way other than your air conditioner as this will void our roof warranty. Items that are installed by homeowners or their contractors to the mansard, flashing, or roof itself will need to be removed immediately at the homeowner's expense and the homeowner will be charged with the roof repairs.

The new Pinellas County watering restrictions are very strict and must be followed by all homeowners. The county will not issue warnings and fines will be \$193 for the first violation

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and double for each violation after. Please check the info posted outside the clubhouse or visit the Pinellas County website to see all of the restrictions. You as the homeowner will be responsible for any fines for violating the watering restrictions.

On March 27th the board had a workshop to identify possible areas that should be changed in our documents. Some of the main areas identified were as follows:

1. Permanent Occupant – define guest & permanent occupant. Section 5.9 Declaration
2. Background Checks – give the board authority to require background checks for long term guests and permanent occupants. Section 14.3 Declaration
3. TOC – give board authority to approve or disapprove new owners, renters, long term guests and permanent occupants. Section 14.2 Declaration
4. Ownership – ownership only allowed by natural persons. New Section 13.5 A & B Declaration

Several other areas that were discussed were parking, rules, and pets. All areas discussed were made using the proposed changes to the documents in 2023. We will continue to revisit this throughout the upcoming year.

You should have received a post card from Ameri-Tech telling you how to request a copy of the year-end financial report. You must send your request in writing. The report will also be available on the website once we receive it.

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, May 18th, 6:00 pm in the Clubhouse.

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Vice President: Nothing to report . All covered in Presidents report.

Treasurer: Report given on financials through March 31, 2026.

Management Report: Report given by Corey Palmer.

TOC Report:

Kathy Robshaw reported 304 Mindy Drive has a lease to purchase.

Beautification Report:

Any changes on hold do to water restrictions.

Unfinished Business

ARC Requests:

No ARC requests.

Fence replacement 202/203 Mindy Drive:

The chain link fence does not meet Largo code on commercial property. Vinyl fence meets code. In order to install vinyl fence we need to have a membership vote as to material used to meet code as this is considered a material alteration.. We need approval of 63 property owners to proceed. This needs to be approved as the city of Largo is waiting for us to remove the chain link fence and replace it with a fence that meets code. Wording for the vote on material alteration will be prepared and membership meeting held to approve.

Balconies:

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Corey had someone inspect at least three of the townhouses from the outside. Inspection needed inside units. Project is ongoing. We have not inspection inside units as end of March 2026.

Pool:

Board reviewed three proposals. Clear -Tech \$23,450, Pool Doctor \$30520 and Pool Works \$29300. Pam Anderson, Tricia Benarski and David Forte visited pools installed by all three vendors. Pam, Tricia and David all recommended Pool Doctor. The pool doctor pools all looked very nice after 5 to 6 years after installation. Motion was made by David Forte and seconded by Ron Doran to accept Pool Doctors to do the work for a quote between \$30,000 and \$35,000 including all permits. The motion carried unanimously. We will be required to pay 1/3 down at time of signing contract. Work would be performed in fall or winter season this year.

Officer Keith Bowling, Safety Prevention Officer Largo Police Department:

Officer Bowling covered Tips and Ideas on security and safety. He reviewed the following checklist as well as passing out leaflets and stickers that can be put on your automobile, home front window and/or refrigerator inside home. He also discussed installing a security lock box with a key to your unit inside. This can be scheduled by emailing securityassessments.com.

Discussed speeding on Rothmoor streets. Advised that Largo police do not do speed checks on private property. One suggestion was to paint yellow strips in certain areas on the streets.

New Business

None discussed.

The meeting was adjourned at 7:15 p.m. p.m.

Date of next meeting Monday, May 18, 2026 @ 6:00 p.m.

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Respectfully submitted by Ron Doran, Secretary