

Rothmoor Estates Condominium Association, Inc.
Special Board of Directors' Meeting
Monday, May 26, 2026 in the Clubhouse

Call to order: The meeting was called to order by President, Tricia Bednarski at 6:01 p.m. and confirmed a quorum available.

Notice of Meeting/Roll Call: The meeting was posted at the Clubhouse by Pam Anderson on Tuesday May 12, 2026 and mailed and emailed by Corey Palmer (Ameri-Tech Community Services) on May 12, 2026.

Directors Present: Tricia Bednarski (Zoom), Pam Anderson, Ron Doran (Zoom), Joyce Carlsen, David Forte (Zoom) and Corey Palmer (Ameri-Tech Community Services).

New Business:

Corey Palmer reported results of vote on:

(A) Alteration of Common Elements (fence behind 202 & 203 Mindy Drive)

Enclosed with this Notice is the Agenda for the Special Meeting. One purpose of the Special Meeting is to vote on a proposal for alteration of the common elements by replacement of the wood fence behind 202 and 203 Mindy Drive with white vinyl fencing to match other recently installed white vinyl fences Rothmoor Estates.

Current vote shows passing count.

(B) Amendment to Sections 9.1C & 9.2.B of Declaration:

The additional purpose of the Special Meeting is to vote on the Proposed Amendment to Sections 9.1,C and 9.2,B of the Declaration of Condominium of Rothmoor Estates. The Amendment amends Section 9.1,C(2) to eliminate the exception allowing wood fences. The Amendment also makes some changes to Section 9.2, B recommended by the Association's attorney to conform to current Florida law. The Amendment amends Section 9.2, B to clarify that a material alteration or substantial addition of the common elements must be approved by members. The approval must be by not less than 75% of all members voting in person or by proxy at any meeting of the members. Non-approving members are not relieved from the cost since Florida law requires all owners to pay their respective shares of common expenses. The Amendment further amends Section 9.2,B to provide that paragraph B (requiring approval by members for material alterations) shall not apply to replacement of fences located on the common elements. In order to avoid the necessity for multiple votes by the members every

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time a wood or chain-link fence must be replaced by a vinyl fence, paragraph B is amended to provide that replacement of fences shall not be considered a material alteration or substantial addition to the common elements and that only approval by the Board shall be required along with compliance with City and County building codes.

Vote count will be reconvened on August 17, 2026.

Meeting adjourned at 6:13 p.m.

Respectfully submitted by Ron Doran, Secretary