

Rothmoor Estates Condominium Association, Inc.
Board of Directors' Meeting
Thursday May 7, 2026 in the Clubhouse and
Zoom

Call to order: The meeting was called to order by Vice President Pamela Anderson at 3:30 p.m.

Notice of Meeting/Roll Call: The meeting was posted at the Clubhouse by Pam Anderson on Tuesday, May 5, 2026 at 9:22 a.m. Directors Present: Pam Anderson, Joyce Carlsen, David Forte and Mike Jansma. Tricia Bednarski and Ron Doran by Zoom. Also present was Corey Palmer, Ameri-Tech Community Management.

The goal of the meeting today is for the Board to agree on the proposed changes to the Declaration.

Paragraph 9.1 C2 Alteration and Improvements

Board voted to change language to “All building materials must conform to City of Largo and Pinellas County Building Codes.” Will request opinion from Rothmoor attorney on this change. Note: After consulting Rothmoor attorney wording was changed to “9.1 C2) Use by the Owner of exposed wood or wood source products is prohibited on an Apartment or on an enclosure or other feature placed on the limited common element area at the rear of an Apartment described in Paragraph 5.2 A; provided, however, that exposed wood or wood source products may be used by the Association on the common elements, as determined by the Board with the exception of fences.”

Paragraph 9.2 B Material Alteration or Substantial Addition

Divided paragraph 9.2B into two sub paragraphs.

Paragraph 9.2B Subparagraph 1:

1. Cleans up the language about voting by proxy.
2. Still requires 75 % of members to approve alteration or addition.
3. Condominium law requires that all common expenses must be paid by all owners in their proportionate shares. No owner is exempt from paying their share. Removed language from paragraph 9.2 B1 that stated non-approving owners are relieved of the cost of the alteration or improvement. This change conforms to subsection 718.113(2)(a) of the Condominium Act.

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Paragraph 9.2B Subparagraph 2:

1. Added language to exclude fences on the common element from being considered material alterations as long as the materials, colors and other specifications meet City of Largo and Pinellas County Building Codes.
2. Only require approval by Board of Directors to replace or repair fences on the common element.

Changes to above paragraph 9.2B as stated above were voted on an approved unanimously.

The above changes will be mailed to members for in person or proxy vote prior to next board meeting.

Next meeting May 26,2026 at 6:00 p.m. in clubhouse.

Meeting adjourned at 3:51 p.m.

Respectfully submitted by Ron Doran, Secretary