

ROTHMOOR ESTATES

www.RothmoorEstates.org

December 2020 Newsletter

MANAGEMENT COMPANY:

Ameri-tech Companies

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Monday – Friday 9 A.M. – 5 P.M.

NEXT BOARD MEETING

To be announced

Welcome to new residents:

103 Mindy Dr. Jeff and Sheryl Van Baalean

207 Mindy Dr. Charles and Joan Rasberry

803 Mindy Ct. Mike and Liz Jones

ROTHMOOR Board as of January 1, 2021

Pres – Bobby Coogler

V. Pres – David Forte

Treas – Trish Bednarski

Sec – Kathy Robshaw

Dir – Bob Wollschlager

Dir – Bernie Bostick

Dir – Marian Arnold

Letter From the President

As 2020 comes to a close (thank goodness, what a year it has been) so comes to a close my service to Rothmoor as a board member and its President for the last 3 years and 8 months (April 2017 to December 2020).

I want to thank the boards from April 2017 forward giving special thanks to Bob Wollschlager, Laura Gunn and Rae Poritz. Bob, Laura and Rae have served for a number of years and have gone above and beyond in contributions to all Rothmoor owners. Their help, persistence, consistency and willingness to do their absolute best for Rothmoor cannot be acknowledged enough. Their help has been invaluable

not only for me in carrying out my duties as the President but to all Rothmoor Owners. They each brought diversity and their own ideas to the table so together we came up with ideal solutions for our community. I truly enjoyed their differing perspectives and working together over the years!

Additionally, I want to give a warm and heartfelt thank you to our long time owner, Christine Sedely, for her help and service in conducting interviews for our new owners and renters while running our Tenant Owner Committee (TOC). As with our board members, her service has been invaluable.

Lastly I want to sincerely thank all owners who have given their support and joined together in our effort to restore and improve Rothmoor Estates, making this journey worthwhile. Together we got through the good and the bad to arrive here today. To you who helped and were supportive, you provided motivation when times were challenging. Thank you.

In April 2017 when I was nominated, accepted and assumed the position of President, I was not aware of the underlying issues in our community and there was not a blueprint for the operations of Rothmoor Estates. By the close of my very first board meeting, I learned that we had a significant roofing issue in addition to the visual decline of our mansards. Although that was our biggest problem, it was closely joined with termite infestations and a community overdue for a new paint job. These projects were addressed in order of importance. Although Roofs and Mansards are but two words, that project led to **thousands** of hours of work (performed by the active members of the board), research, professional roofing consultation, coordinating the actual project itself and ultimately putting together all of the extensive documentation needed to fight a law suit against our former roofers. We went on to win the law suit in 2019 and were awarded \$400,000 through arbitration (the expenses associated with the suit were roughly \$80,000. The remainder of the money was applied to our roofs/mansards.)

Another notable issue was the flooding at Rothmoor's south west corner traveling north along Cara Drive resulting in standing water lasting up to 3 days. As it turned out, a couple of years ago, 7 Eleven merged our drain pipe into their engineered system which permanently handled the issue. This solution only happened because our board members were pro-active in interacting with 7-Eleven during their design phase (timing!) to come up with a permanent solution.

Also worth mentioning is our re-negotiated contract with Spectrum that now not only includes basic cable with additional channels but internet and low cost land lines. This saved the majority of our owner's dollars ranging from \$50 to \$120 or more per month.

Today we have new roofs that have 25 year warranties and new mansards. All damage to our units due to our failing roofs has been repaired. 12 buildings were treated for termites bringing all 15 buildings current and under warranty. In 2017 we discovered that Rothmoor Estates owned a unit free and clear; we sold it and added that unforeseen windfall to our funds. This year we painted and as most owners know we had the issue with shutters that brought discord to our community.

As we move forward from 2020 to 2021, I want to be sure the community is aware of ongoing open projects. They are:

1. **Damaged A/C wiring from the Randy Martin Roofing debacle and earlier foam roofs. Foam was sprayed on top of the wiring. When the foam was removed, some of the wiring was damaged. Many have been repaired but some still need attention.**
2. **Replanting 7-10 trees (legally required due to permit requirements at the City of Largo.) Removal was performed for hurricane prep, or because the trees were diseased/dead, etc. We have 5 open permits with the city and some require 2 trees (total 7-10 trees).**
3. **Cement work on our sidewalks and driveways that are trip hazards. Our manager, Corey Palmer is getting proposal(s) for this urgent safety hazard project.**
4. **Updated Documents. Nick Lang is in progress on this. We have paid as we go on this project.**
5. **Community vote to either replace shutters or leave the buildings as they are with all shutters permanently removed or an option for: building by building to choose shutters or no shutters.**

I would also like the community to know that I am turning over to Ameritech my outline for Rothmoor Operations including vendors and phone numbers, a Rothmoor calendar showing the schedule for yearly Roof inspections and payment (**necessary to keep warranties in force**), termite renewal warranty payments (**necessary to keep warranties in force**), insurance renewal due dates, etc. Should the new Board choose to utilize them, these items are available through our property manager, Corey Palmer, at Ameritech.

I must mention our budget. Rothmoor's income comes from our monthly fees. These funds are meant to cover our everyday expenses as well as fund our reserves (which will be used to cover large future expenses such as roofs, pipes, painting and paving, etc.).

The everyday expenses (including things like **lawn service**, management fees, utilities, Spectrum, etc.) are paid every month. As expenses go up so must our income to cover them. In other words, as prices rise and **IF** we choose more expensive services we must also increase our monthly maintenance fees to cover everything.

As noted already, we **MUST** build sufficient reserves to cover future expenses. If we spend more money than we make the shortage must come from somewhere (e.g., from increased monthly maintenance; or special assessments). Please remember this when discussions of more expensive lawn services and shutter replacements are brought up in 2021.

With the restoration of Rothmoor, our property values are nearly in line once again with like-to-like communities (in my opinion still slightly low by 15%). The pleasure of driving into our neighborhood and the many thanks that I routinely receive from so many of our owners has been heartfelt.

2020 was exceptionally challenging with our country in political chaos, Rothmoor politics, a disjointed board which was not working well together from the first quarter of the year, a new onslaught of threatening anonymous letters, intimidated legal threats, covid and its related slows, lockdowns, quarantines and illness and as always in this chapter of our lives; death of loved ones, family members and friends. When you have this combination of circumstances come together, it is next to impossible to get anything done.

Hopefully the 2021 Board will not have the same challenges that we faced this year, and will complete the committed projects listed above in a sensible and well thought out manner.

We are in a good place to move forward to further enhance Rothmoor and create an ever improving community that we are all proud to call home.

Happy Holidays and I wish all of us a happy, healthy, prosperous 2021!

Pamela Anderson

REMINDERS:

1. We are still having issues of residents not breaking down their boxes. Please break down your boxes before putting them into the dumpster. There is **NO BULK PICK UP** provided by the Association. Please call a private dump service at your own expense or take your bulk items to the dump.
2. **THE CITY OF LARGO has watering restrictions in place.** The following schedule for watering days goes by the last digit of your unit number.

- **Monday** - Units ending in 01
- **Tuesday** - Units ending in 02 & 03
- **Wednesday** - Units ending in 04 & 05
- **Thursday** - Units ending in 06 & 07
- **Friday** - Units ending in 08

NO WATERING BETWEEN 8AM AND 6PM except for new sod.

3. ****NO ALTERATIONS IN LIMITED COMMON/Common AREAS WITHOUT PRIOR WRITTEN AUTHORIZATION** from the Board after a formal Board Vote. The application can be found on our website. www.rothmoorestates.org

Any costs incurred from the reversal of unapproved alterations will be billed to the offending unit owner. Remember, the unit owner's area to the rear of your unit extends only 10 feet behind the back wall of the living unit (excluding Florida Rooms).

**** ALL maintenance and repair items must FIRST be reported to Ameri-Tech Property Management,**
Ameri-tech will then follow up with the Board.

On a Sad Note

On October 24th, our long time owner Dolly Ehrenfeld of 101 Mindy Drive passed away. Our sincere condolences go to her family and friends here at Rothmoor. Dolly will be missed.