

ROTHMOOR ESTATES

www.RothmoorEstates.org

September 2020 Newsletter

MANAGEMENT COMPANY:

Ameri-tech Companies

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Monday – Friday 9 A.M. – 5 P.M.

NEXT BOARD MEETING

Budget Work Shop Oct 6th 3pm at:

Ameri-tech, 24701 U.S. Hwy. 19 N, Clearwater

Welcome to new residents:

1203 Cara Dr.

Dan and Liz Cheverie

1403 Cara Dr.

Terry Dunning

ROTHMOOR Board

Pres – Pamela Anderson

V. Pres – Bob Wollschlager

Treas – Rae Poritz

Sec – Laura Gunn

Dir – Bobby Coogler

Dir – Glen Bednarski

Dir – Bernie Bostick

The Rothmoor Board nominated and appointed Bernie Bostick (1405 Cara Drive) to the board. Bernie comes with over 8 year's board experience having served on the Townhomes at Lake Seminole and is looking forward to working with the Rothmoor Estates Board.

Letter From the President

By this time in recent years gone by, we would have had meetings every month and in many instances more than one meeting during the month. Presently we have had meetings on:

January 20, 2020 – Major items – we discussed and voted to move forward on the full update of our Condo documents; discussed and voted to paint all buildings. Minutes for this meeting are online. This meeting was 1:33 hours: minutes.

February 17, 2020 – Major items – Discuss and voted to narrow choice of painting contractors to 3; Discussed and voted to update a few new rules; Discussed modification of our roofing loan. Again, minutes for this meeting are online. This meeting was 1 hr 7 min.

February 25, 2020 – The purpose of this meeting was to interview in a board meeting the 3 contractors for our painting project. One was eliminated just prior to the meeting. Both contractors needed to update their bids. The minutes for this meeting are online. The meeting was 1 hr 17 min.

March 3, 2020 – Major items – Voted on the painting contractor, P & R Pro Coatings; reorganization of the board of directors, from Glen Bednarski, treasurer to Rae Poritz, treasurer. Minutes for this meeting are online. The meeting was 34 min.

May 4, 2020 – Major item – Ratify loan modification with Popular Bank. Meeting minutes are online. This meeting was 3 min.

July 20, 2020 Virtual meeting – Major items – Vote/ratify tree trimming and hurricane preparation; discuss shutters; appoint chairperson for tree and landscape committee. The minutes have yet to be approved and posted. This will be done in the next board meeting.

September 21, 2020 Virtual meeting – Major items – Nominate/Vote for new Board Member, Bernie Bostick; Discuss/ratify/vote unit alterations for 105 and 1203. Reserve Study update – tabled.

With this year rapidly coming to an end, we need to look at where we are and what is incomplete. Let's start with:

Painting and Shutter Projects

In February of this year we voted to proceed with our painting project. This project ONLY included painting and any repairs to the buildings and soffits. Rothmoor was overdue and in need of painting by several years having last been done in 2005. Painting was next up in order of importance for Rothmoor Estates. To paint properly - shutters, mailboxes and any other items that were easily removed were removed for access to our buildings to clean, repair and then paint.

Initially shutters were to be removed carefully and those in decent shape were to be salvaged. That was not properly thought out. This immediately became impractical due to the age and condition of the shutters. Ninety plus percent of the shutters were brittle, termite ridden (eight buildings), broken and had provided a home to mold, filth, mud daubers, bees, wasps and whatever other critters took refuge there. On day one of our project, P & R Pro Coatings informed us that on removing the shutters, they were falling apart and were not salvageable. At that point "I" told them to remove and discard the old shutters.

Because the shutters had not been removed for a number of past painting jobs, there was a significant paint buildup around the shutters and a distinct lack of paint behind where they had been. In addition, there was **NO** hope of matching up 25+ year old shutters to new commercial grade shutters with 25 - 50 year warranties and factory direct colors. In other words, the eight buildings that had wood shutters would be uniform and new. The buildings with vinyl shutters would have the odd one out that wouldn't match with the rest of the units in their building and to those buildings that had brand new shutters. This would have detracted from the beauty and consistency of Rothmoor Estates. Aside from the fact that ALL owners must pay for shutters, not all owners would get new shutters. This of course would never be viewed as "fair".

In hindsight, this should have been "**The Painting and Shutter Project**". However, we would have ended up at the same place with a need to:

1. Replace, install and **FUND ALL** shutters

Or had we included Shutters initially with our painting project:

2. Hold a vote to keep, permanently remove or choose shutters by building and move ahead with a 75% approval of all 84 unit owners and **FUNDING** the shutters.

So where do we go from here? There will be a delay in this project due to the time of year (budget meetings, annual notices and annual meetings). This project will roll over to 2021.

1. Ameritech will get 3 estimates for our “Shutter Project” to include measurements, cost and style of shutters, colors and installation.
2. **Funding** for this project

(Note) The colors are expected to be in the same color palette as the old shutters.

Re-Piping

I am bringing up re-piping as a topic because all owners need to be aware of and prepared for this expense. Our association is responsible for re-piping units. Our community is 49 years old. We know 303, 305 and 1007 have been re-piped. McGill’s plumbing believes there are additional re-plumbed units but there are no records to show which ones have been done. Re-piping our two bedrooms cost on average \$7500 plus the expense of any damage to drywall, taping and mudding. Up until now, this expense has been handled on an emergency basis versus systematically re-piping building by building proactively. As we accumulate funds for re-piping, perhaps the board/community may want to take a proactive approach and re-pipe building by building.

We are currently working on the budget and will once again allocate monies in preparation for re-piping. Our yearly budget workshop will be on October 6th at 3pm in the Ameritech Office in Clearwater. Our operations, our itemized set asides, our unallocated reserves, our incomplete project expenses, the increase to utilities, insurances etc. will all be taken into account in coming up with a plan for 2021.

Rothmoor Documents

Nick Lang, our attorney, has been working on the revision of our documents. The board voted to proceed in January 2020. There have been significant delays due to Covid 19 and the affect that Covid 19 has had on ALL parties involved. This project requires both board and community input. The new documents must be voted on by the board and then adopted by our owners. As this process was significantly slowed, at this point this project will roll over to early 2021. The good news is that our documents are nearly fully paid for at this point. We have been paying as the work has been done. As long as we adopt our new documents, as time goes on, we will realize a decrease in legal expense. With clear documents that conform to condominium law we will need less clarification and added legal expense to review convoluted, outdated and obsolete documents. And I haven’t even touched upon the protections we will have as a community with our new documents!

This truly has been an odd year. Thankfully we all have new roofs. We are all under warranty for termites. The lawsuit against the former roofers was concluded in 2019. The flooding issue at the south west side of our property had been resolved. We have kept up with our plumbing issues. This recaps only some of the improvements and maintenance that has brought about a restoration of Rothmoor Estates and helped us to survive a year that has been fraught with issues. In spite of not including shutters in our painting project, we all have been able to enjoy a freshly and beautifully painted neighborhood as we get through this year of Covid 19 and the various political antics of an election year.

Most sincerely,

Pamela Anderson

On a Sad Note: Our sincere condolences go to Ray Wise, husband and former owner of 1203 Cara Drive, their family and all of Carol's friends here at Rothmoor. Carol passed on Saturday September 19th.

Condominium Living: We would like to remind all of our residents here at Rothmoor about some of the joys and peculiarities of condominium living. Common area is owned by ALL owners and is governed by condominium rules. By virtue of the fact that we as owners have purchased our condominiums, we agree to follow the established rules of our condominium. Presently we are updating our condo documents which will also result in updating our rules. With that in mind, beauty is in the eye of the beholder and not all things (lights, plants, plastic decorative items to name a few) are beautiful to all owners. That is why owners are creative within the confines of their own homes NOT the common elements. Please review the rules posted on our website and make sure you are adhering to them.

REMINDERS:

1. 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. ****No ALTERATIONS IN LIMITED COMMON/COMMON AREAS WITHOUT PRIOR WRITTEN AUTHORIZATION** from the Board. All written requests will be voted on or ratified in a formal Board meeting. 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).

3. **Please check and clean out your Florida Room Gutters. OWNERS ARE RESPONSIBLE FOR CLEANING OUT THEIR OWN FLORIDA ROOM GUTTERS**

Damages resulting from water intrusion due to clogged FL room gutters are not the Association's responsibility and likely not covered by your personal insurance policy.

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