

ROTHMOOR ESTATES CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

Tuesday, June 23, 2025. (Clubhouse)

Call to Order: The meeting was called to order by President, Tricia Bednarski at 6.00 p.m.

Roll Call/Notice of Meeting: The meeting was posted at the Clubhouse by Tricia Bednarski on Saturday, June 21st. Present: Tricia Bednarski, Kathy Robshaw, Pam Anderson, Ron Doran, Dave Forte, Joyce Carlsen. Sarah was present from Greenacres. (NB. Approximately 23 residents attended this meeting.)

The Reading of the Minutes from April 22, and June 4th was waived.

Reports:

President: Tricia explained that an Emergency Meeting of the Board had to be called to address a major plumbing issue in 1403. The usual notice could not be given to the community because of the situation. New landscapers PLM would commence their contract on July 1st – please do not interact with the team. They would be clearing the backs and buildings and would also trim bushes in accordance with time of year for the best results for their growth. Insurance Policy with a new company went into effect on June 22, 2025, and saved us \$15, 297.54. The certificate of Insurance is on the portal. The pool umbrellas and tables are being finalized. Instructions given about care for umbrellas. Notes that Terry and Bob Wollschlager, Chris Robshaw and Dan and Liz Cheverie would be volunteers to put new tables up, etc. There will be a Board Meeting to review the completed Reserve Study at some point during the summer.

Vice President: Pam reported that the 1400 Building would be tented for termites. This had not been done on this building since 2018/2019. She passed out a photo of damage that could be incurred. Haskell's would be doing this for us, and it was asked what the cost would be for them to do an annual inspection of our community since not all residents know what the signs would be of termites. Pam confirmed that we had received 3 quotes for the plumbing repair in 1403 and we elected to work with McGill because they could do the work in a timely manner, their price was middle of the quotes and they know us, we know them. Pam discussed the Dumpster, and she had a confrontation with a non-resident recently. Others implied that they noticed non-residents at the dumpster also. Kathy was thanked for arranging for a brand-new dumpster to be installed on our property! (Note: Kathy sent a thank you note to the city for their support).

Treasurers Report: Ron confirmed that 2 properties were with the attorney for Lien's to be placed on them. The Board does need to agree and set a timeline for next action to take place. He confirmed that we had 6 units for sale: 1102, 202, 602, 204, 504 and 502.

Management Report: Piper Fire will be attending Rothmoor to check all extinguishers during July. The wall for 1403 that had been damaged would be repaired on July 14, 2025. Vent Caps still were outstanding as we need to find a licensed contractor to install them.

There was no TOC Report.

Unfinished Business:

ARC for 503 had to be confirmed to ensure the location was isolated and away from the building Tricia did confirm that the type of tree requested was very Florida friendly and did not need care.

Introduction: Mike DiBrizzi a commissioner for largo attended the meeting to introduce himself to the Community, explain current activities and answer any questions. He left his business card and was open to contact.

Pool Furniture. A vote was taken to purchase 1 new white complete table/base. (\$249.00-ish), one tabletop only (we had the base). The cement table was to be destroyed. New Locks would be installed at the Pool Entrance and the Back Gate, which would accept the existing Clubhouse Key. Kathy agreed to be a resource for residents to get new keys if needed for a fee of \$10.00.

New Business

Tricia indicated she had been asked if there was interest in a Community Garden – which would be planted in the 'park' ...after discussion it was agreed that there was no interest at all from residents.

Tricia commented that there was not a requirement for annual documentation for Emotional Support Animals. It was worded incorrectly on the agenda.

The Trees would be trimmed, we were waiting for a new quote our existing Vendor was not communicating.

The meeting was adjourned at 7.16 p.m. Date of Next Meeting August 18, 2025, at 6.00 p.m.