

ROTHMOOR ESTATES CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

Tuesday, March 18, 2025

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

Roll Call/Notice of Meeting: The meeting was posted at the Clubhouse by Kathy Robshaw on Friday, Saturday, March 15, 2025. Directors Present: Tricia Bednarski, Pam Anderson, Ron Doran, Dave Forte, Joyce Carlsen and Kathy Robshaw. Sarah was present from Greenacres. (NB. Approximately 33 residents attended this meeting.)

The reading of February 18, 2025, was waived.

Noted that the meeting was being recorded by resident Bernie Bostick from unit 1405.

Reports

President:

- 1402 Shrubs and scab trees removed. Thanks Dave Forte and Tricia
- 404 Mindy common area had been cleaned up. Thanks Dave Forte and Tricia.
- Bushes at the Clubhouse, pool area, front and our park area have been cleaned up by resident Pat Ruskevich. With our huge thanks.
- Benches at the Shuffleboard Area had been completed for safety reasons by volunteers in the community (thanks Dave Forte, Pam Anderson, the Wright's and Carolyn Saddoris with our President Tricia – huge, huge thanks. This saved us funds and was necessary as otherwise it would have been a material alteration requiring a vote. The area will be further addressed. A Trex material was used that would be long lasting. Budget was only \$300.00.
- McGill plumbing had been called and discovered a frog blocking a pipe. Tricia did remind residents to NOT put anything down in the toilet, except waste. McGill recommended Scott's Comfort Plus.

The following report was prepared by Tricia Bednarski and then edited and approved by the Association's attorney. The report was read in full at the meeting and is recorded in these minutes.

Last month, Greenacres and I received a certified letter from two homeowners stating that by changing the parking signs from "Visitor Parking Only" to "Resident or Guest Parking Only" the Board changed Rule 6 concerning parking without a vote of 75% of all members of the community as required by Section 13.6 of the Declaration of Condominium. However, Rule 6 still reads "Resident parking should be in the owner's garage or on the driveway." That sentence was not changed in the proposed amendment to Rule 6 in 2017. There have been no changes to the rules or violations to the Documents of Rothmoor Estates by myself or this Board of Directors. After consulting with the Association's attorney, we are simply making the signs match the Rule the way it is written. If the Rule said "shall" or "must" then those spaces would be reserved for visitors only. So, by having signs designating those parking spaces as Visitor

Parking Only, the past Boards were violating the Rule. The current Board considers the matter to be closed and will record this as such in the minutes of this month's meeting.

Each time the Health Department is called about the pool, emails demanding the board "do something now" or certified letters that require us to contact the attorney, the money that is spent by the Board to refute these allegations and questions come directly from our HOA dues that are paid each month and could be better spent elsewhere.

This transition to Greenacres has not in any way been a smooth one. Sarah is our third property manager in six months, and she is doing a great job getting up to speed, learning our community, documents, supporting the Board, and keeping things going. A reminder that we are not her only community and that calling her multiple times a day or sending multiple emails will not result in a quicker response. She needs time to read the email and/or listen to the voicemails and reach out to me or other board members to get answers to your questions or concerns. Also, Janet MacNealy is no longer our property manager, and all requests need to go through Sarah, Janet should not be emailed directly or cc'd on your emails.

There was no Vice President's Report

Treasurers Report was given.

Management Report:

Sarah advised that she had worked hard to clean up the invoices that had been mis-appropriated to 2025 that belonged in 2024. She was addressing many of the issues residents were still having with payments, etc.

TOC Report: Mary reported that We had new owners in 1006 and 1406. The board approved a dumpster in front of 1406 for work they intend to do for about a week.

Pool Report:

Dave Forte indicated that repairs had been made to the Automatic Chemical Feed. The pool had been cleaned and scrubbed, and it looked better. He purchased and replaced Filter Elements, saving the community funds. Umbrellas needed replacing the it was agreed this could be done. The Leaf Net had been repaired so residents should feel free to use it to keep the pool clear. Along these lines, he was given permission to break down and remove the damaged ping pong table, he mentioned our library was filling up with new books as the old had been disposed of. Tricia mentioned that we would be considering purchasing a new ping pong table with funds from the Social Club and Petty Cash.

**Unfinished Business:**

ARC Reports – approved by the Board:

204 (door and windows), 1304 (drain pipe) and 305 replacing bushes in the front.

Fence: Quotes had been received from Affordable Fending for the Southside of the Community (in front of the strip mall and 1401) and the North side by 1104 and the Highland Rec Center.

The area on the Northside, decision was tabled as we were informed by Largo City that they would be replacing the fence. This has been a much-debated area for everyone and since they stepped up the Board approved waiting to see what happened. The Board approved the fence on the Southside to be done ASAP in the area that had been damaged, no changes to the scope.

Collection Policy: The updated Collection Policy was presented and outlined the steps from the day of first late payment to the filing of a lien or foreclosure. The updated policy was approved by the board.

#### Garbage Pick Up

Tricia reported that with few exceptions the 3 x a week pick up was effective. It was mentioned that there were still residents who disregarded the suggestion of breaking down boxes, not putting garbage on the ground but it was mainly proving to be working. She mentioned our options and it was felt that an additional \$11.02 per unit per month would be justified in continuing this for 12 months. It was voted and approved by to continue after April for 12 months. Those present did concur.

#### **New Business:**

Kathy informed everyone that the only timeslot available for Hurricane Preparedness as in the day and selected May 15<sup>th</sup> at 10.30 a.m. There being no other new business the meeting was adjourned at 6.50 p.m.

Date of Next Meeting to include Zoom: April 22, 2025

Respectfully submitted on March 21, 2025

Kathleen Robshaw (Secretary)