

ROTHMOOR ESTATES CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

Tuesday, April 22, 2025 (Clubhouse and Zoom)

Call to Order: The meeting was called to order by VP Pam Anderson at 6.00 P.M.

Roll Call/Notice of Meeting: The meeting was posted at the Clubhouse by Kathy Robshaw on Saturday, April 19, 2025. Directors Present via Zoom: Tricia Bednarski and Ron Doran. Present: Pam Anderson, Dave Forte, Joyce Carlsen and Kathy Robshaw. Sarah was present from Greenacres. (NB. Approximately 21 residents attended this meeting.)

The reading of the Minutes of March 18, 2025, was waived.

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

Reports:

The President's Report was read by Pam Anderson Mentioning that work had been done with Sarah from Greenacre to get out accounts current, residents notified, legal put into place where required. The collection policy is now in place going forward.

to specifically include the following:

We have confirmation from Greg Wright, Assistant Park Superintendent Recreation Park and Arts for the City of Largo that the fence at the North end of our property is on easement property and that the City of Largo can legally repair it. On April 8, 2025, Mr. Wright updated the board that the contractor had been secured, and a permit would be obtained so that the fence can be repaired. He is noting this as a fence repair on the Highland Recreation Complex property.

It was also confirmed by Reserve Advisors that the fence was listed as the property of the City of Largo in the 2017 Rothmoor Estates Reserve Study.

Dave Forte advised that he had spoken to the gentleman doing the fence by the pool, he was apparently a one-man band but would progress it as he could.

VP Report confirmed the reserve study was being completed by Reserve Advisors.

The Treasurer's Report was read by Ron Doran.

Management Report confirmed that work had been done on the accounts and Sarah reported she was working through the action list.

The TOC Report confirmed by Terri was that we had a new rental in 1402 and a new resident in 1406, the owner was at the meeting and was welcomed.

Unfinished Business

The following ARC Requests were approved:

101 –Replace the Fence on the side of the unit

908 – Add a Hose Reel to the front.

1002 – Pavers to be installed in the patio

1403 – approved and expenditure of \$950 to repair sink hole and stucco wall. (Note: Sarah advised she was hoping to have same company put in a patch by the dumpster was getting a quote)

1406 – Removed Hedges while work was being done and put in replacement hedges approved by the board using an ARC Request by end of the year. 1 ‘nay’ received vote.

New Business

Landscapers – All agreed that the existing company was not handling our community satisfactorily. Several Board members met with PLM and received a quote and assurance of both clearing behind houses and the bushes being trimmed correctly. While the cost increase was only \$155.00 to \$3,080 versus \$2,925 the board approved making this change and Sarah was asked to have the contract reviewed by our attorney and notice be given to the existing landscapers.

Pool Umbrellas – Sarah presented a quote she received for Commercial-grade umbrellas for \$951.21. After discussion it was agreed to ask a resident, Terri, to check the quote and seek any others she could find to ensure we purchased an umbrella of quality that would last. The quote received was \$951.21. The Board approved this purchase amount to be paid for by our maintenance fund and further work would be done to ensure we had a quality product.

Plumbing Stack Caps – David Forte demonstrated a cap that could be used on the roof stacks to prevent creatures from getting in the system. The cost he had was \$2.50 each. It was suggested by Sarah that this had to be done by a professional person, so that we could not/should not do it. She would confirm the price of both purchases of 170 items and see if she could identify someone to do this.

Any Other Business – a resident proposed that we consider having the parking space next to the Dumpster be a ‘no parking area’ to facilitate the residents being able to both park and use the dumpster, as parking in the street can be dangerous. The board to review.

The meeting was adjourned at 6.46 p.m.

Date of Next Meeting: Monday, May 19, 2025 (**rescheduled to June 23,2025**)

Respectfully submitted on May 7, 2025

Kathy Robshaw, Secretary

