

ROTHMOOR ESTATES CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

MONDAY, JANUARY 20, 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, January 17th. Directors Present: Tricia Bednarski, Pam Anderson, Ron Doran, Dave Forte, Joyce Carlson and Kathy Robshaw. Janet and Sarah were present from Greenacres. (NB. approximately 17 attended from the community).

The reading of minutes of December 5th and 11th were waived.

The President's Report was given to provide an update of the Board's approach for outstanding items and inform the community that we had an action item list we'd be working through and, of course, new items as they do arise. The items mentioned included: Modem/Router Change, Pool, Signage, Rental of Clubhouse Change displayed on Portal, One Call to be re-introduced, Fence and Key and thanks to Holland/Brenda for their work for our safety.

There was no Vice President's Report at this time.

The Treasurer read the financial information for Y/E December 31, 2024.

The Management Report was given which included an introduction to Rothmoor by Sarah Holstopple who would be our permanent Greenacres Connection.

There was no TOC Report to give as there had not been any actions.

There was no Beautification Committee Report to give.

Unfinished Business:

1. ARC Request process was reviewed by Greenacres and Pam Anderson was asked to be the liaison with Dave Forte as her back up for this process.
2. 1101 Cara – we were waiting on insurance and for bids.
3. 705/706 Mindy required Balcony repairs, and we were in the process of getting bids.
4. Reserve Study Proposals – 3 had been received and it was agreed these were required to be done this time. The Board agreed to put this on the Agenda for February to give us time to review the documents.
5. Drainage behind 1403 – it was felt an engineer report would be needed here and it would be reviewed by the Board when we walked behind the home. 1301 Also needed to have a hanging wire looked at before we called Duke Energy, again this will be looked at.

New Business

Insurance Valuation Update Proposal: Motion by Pam and Seconded by Ron This will give our community an updated monetary replacement cost value for our liability insurance policy and help us determine if we have enough insurance coverage.

Popular Bank signatory names had been changed to Tricia, Ron and Pam.

Collection Policy – after much discussion about errors and confusion, and a reminder that the 2024 Board had waived any surcharges/interest to residents for September and October – it was agreed that Greenacres would review those errors we identified, would advise us of the timing of various payment options and further explain their process. The language in our policy needs to be amended to allow residents to get assistance if needed to understand the process or for us to assist with their management. A motion was made by Tricia and seconded by Pam that Greenacres NOT send out a 30 day late notice reminder letter until the last day of the month. Carried. This will be reviewed again at the February meeting.

Violations - Tricia reviewed this and indicated that letters to be sent would be agreed by the Board in future and those in place now would be void and we'd be starting over for 2025.

Parking Policy – After discussion and review of our current documents, it was felt that there had been misuse of our Parking Policy. Tricia would review this for a final time with our lawyer so that we were all clear. A motion was made by Dave and seconded by Pam to alter and update signage in parking areas at both ends of Rothmoor. Carried.

Pool Cleaning – Reported that this would be an area that deserved further attention by the Board, but a short-term solution and an area identified by several was that the pool itself was dirty. We had a quote for \$700 to clean it and a motion was made that we proceed with this action by Dave and seconded by Kathy. Motion carried with one nay. Dave Forte agreed to manage this process.

Next Meeting: Because the next few months would mean the Board Meeting is on a Holiday (as it was today, 20th) it was agreed the forward dates would be on a Tuesday – February 18, March 18 and April 22nd. Reverting to Mondays from May. Approved. Kathy to post.

The meeting was adjourned at 6.56.