

ROTHMOOR ESTATES CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

TUESDAY, February 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, February 14th. Directors Present: Tricia Bednarski, Pam Anderson, Ron Doran, Dave Forte, Joyce Carlsen and Kathy Robshaw. Sarah was present from Greenacres. (NB. approximately 32 residents attended this meeting.

The reading of minutes of January 20th was waived.

The President's updated the community on the shutters for 202 which would be installed shortly. The signatures at the Bank have been updated

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

The Treasurer read the financial information for the Period Ended January 31, 2025. The Loan pay off date was now calculated to be June 1, 2033.

The Management report from Sarah informed the community that we had an action item list we'd be working through and, of course, new items as they do arise. She was diligently updating this and would review it with the Board Chair. She shared the payment information for residents: A CH and Mailing Check was free and had no cost, Bill Pay carried a cost of \$2.99 and CC/DC carried a 4% Fee. Sarah also offered her services and time to residents who needed her assistance with the portal.

It was noted at this time that the meeting was being recorded by resident Bernie Bostick from unit 1405.

TOC Report: Unit 907 had closed, and the new resident was at the meeting.

There was no Beautification Committee Report to give.

Unfinished Business:

ARC Request for a storm door was finalized.

706 Balcony was being checked, and quotes being requested. Sarah advised an independent engineering report might be a good idea to allow us to manage the project and use it elsewhere if needed.

Reserve Study was approved to be handled by Reserve Advisors since they knew our community.

The Collection Policy discussion was tabled until the March 2025 Meeting.

New Business

Tricia advised us that upon research she had identified that the fence repair by the pool was our responsibility. Quotes were being sought for repairing this fence and the front. A resident suggested we tighten the gap at the front to restrict access along the side. When repaired we would be installing locks that would accept our Clubhouse Key for both the pool and the back fence. She advised residents to check that they had a key that would work and that we would charge \$10.00 for new keys.

The Board approved (motion by Ron and second by Kathy) Holland and Brenda Wright be our Rothmoor Community volunteers to accomplish the lock installation and related activities.

Landscapers: Tricia informed the residents that we would be meeting with the Landscapers to review their contract and discuss areas that need to be considered if not in that contract.

Tricia advised everyone that we would be implementing One Call again.

Arry's had inspected and repaired all the roofs at Rothmoor.

It was approved (motion by Tricia and second Pam) that resident Chris Sedeley (708) be a 3rd member of the TOC Committee.

The meeting was adjourned at 6.56.

Respectfully submitted by Kathy Pabst Robshaw, Secretary

March 10, 2025.