

ROTHMOOR ESTATES CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING

Monday, September 15, 2025 (Clubhouse)

Call to Order: The meeting was called to order by President, Tricia Bednarski at 6.00 p.m. and Roll Call completed quorum available.

**Notice of Meeting:** The meeting was posted at the Clubhouse by Tricia Bednarski on Saturday, September 6, 2025. Present: Tricia Bednarski, Kathy Robshaw, Pam Anderson, Joyce Carlsen. and Ron Doranamd David Forte via zoom. A representative was present from Greenacres (NB. 18 Residents attended this meeting)

The Reading of the Minutes from August 18, 2025, was waived.

A resident from 1407 was recording the meeting.

Reports:

**President:** Tricia shared that our representative at Greenacres had left, and Janet would be handling our account. She asked for patience while she got caught up. She informed residents that there would be a Board Meeting in a few weeks to discuss both the Audit Repot and Budget. Residents would be notified. She informed all that the city had been notified about the flooding at the back gate by Kathy Robshaw and it is expected that it would be worked on soon. They had come out today.

**Vice President:** Pam reminded everyone that the Dumpster was collected 3 times a week and anything put in there should be broken down, everything except a lithium battery was acceptable. The recent situation where items had been left outside had been addressed and she reminded residents that they should not leave anything outside. If it is too large, then have I collected yourself.

**Treasurers Report:** Ron confirmed that our delinquent accounts were being cleared, overages on several items sometimes caused by timing of invoices, etc. He further reported that there had been excessive charges for water, and this was being investigated. Leaks have been reported, including the toilets. This was being investigated, and he reported that anything we did fix could be applied for credit. Residents were reminded to turn their own water off if they go away.

**Management Report:** The representative of Green Acre assured us that communication between our two organizations was good, and the Action List was worked on regularly.

**TOC:** No report.

### **Unfinished Business:**

#### **ARC Requests:**

504 submitted a request for bushes. It was noted she had already removed some and she'd be advised what replacement would suit Florida and the community. This was approved.

Plumbing Stack Caps – a contractor still had not been identified.

Sidewalk/Driveway Repairs – Two quotes had been received. The Quote from Firm Foundations as higher because we had again walked the neighborhood (Kathy and Tricia) and additional areas were identified. Pam reported that the quote for areas from PLM and Firm were identical so seeking an additional bid would not offer a lower cost most likely. The owner of Firm would be on site when the work was done, he also offered some solutions to the area in front of the pool. He volunteered some fixes he would not charge us for. It was approved that Firm Foundations be contracted to do this work.

#### **New Business**

Landscapers: Tricia reminded everyone that the contractors would be handling the center of the units for bush maintenance and trimming via separate quote. This will be done in October. This was approved. She asked all residents to NOT block their property so the landscapers could do their work.

Dumpster Camera: It was agreed after discussion that the cost and feasibility of adding a camera would be researched and presented at the next meeting.

The Fence at 203 Mindy needed replacement and it was determined that this was on our property so a Rothmoor Expense. Quotes were being sought. This was approved.

The meeting was adjourned at 6.43 Date of Next Meeting is Monday, October 20, 2025. Neighborhood Watch meeting to be on September 25<sup>th</sup> at 6.00 p.m.

Respectfully submitted

Kathy Pabst Robshaw, Secretary

September 29, 2025