

Rothmoor Estates Condominium Association, Inc.

Board of Directors Meeting

May 7, 2026 at 3:30 PM in the Clubhouse

Zoom link:

Time: May 7, 2026 03:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89595833897?pwd=selai3HaDozlL0UXxGSdcOhiikob3m.1>

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Meeting ID: 895 9583 3897

Passcode: 861666

AGENDA

1. Call to Order / Roll Call
2. Determination of Quorum
3. Proof of Notice
4. Proposed Amendment to the Declaration Sections 9.1 & 9.2
5. Next Meeting Date
6. Adjournment

**PROPOSED AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM OF
ROTHMOOR ESTATES, A CONDOMINIUM**

It is proposed that paragraph C of Section 9.1 and paragraph B of Section 9.2 of the Declaration shall be amended to read as follows:

9. MAINTENANCE, ALTERATION AND IMPROVEMENT. Responsibility for the maintenance of the Condominium Property, and restrictions upon the alteration and improvement thereof shall be as follows:

9.1 Apartments.

* * * * *

C. Alteration and Improvement. Neither an Owner nor the Association shall make any alterations in the portions of an Apartment or Apartment Building which are to be maintained by the Association, or remove any portion thereof, or make any additions thereto, or do anything which would jeopardize the safety or soundness of a particular Apartment Building or increase the cost of maintenance or impair any easement, without first obtaining approval in writing of the Board of Directors of the Association.

(1) The unit owner shall, in writing, apply to the Association Board of Directors for approval of the planned installation. Accompanying said application shall be a detailed copy of the plans and specifications for the installation or construction, a copy of the proposed contract between the unit owner and the contractor and written evidence that the contractor is a licensed and insured contractor.

(2) Use of wood or wood source products is prohibited ~~with the exception of fences.~~

(3) Proposed installation or construction shall not extend beyond the dimensions described in Paragraph 5.2 A.

(4) All costs related to the installation or construction shall be the expense of the unit owner alone and shall not be assessed nor collected as a common expense.

Note: Words in ~~struck through~~ type are deletions from the text; words in underlined type are additions (underlining of headings excepted). 1

(5) The unit owner is responsible for any damage to common elements resulting from said installation or construction.

9.2 Common Elements.

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B. Material Alteration or Substantial Addition and Improvement.

(1) There shall be no material alteration or substantial addition ~~further improvements of to the~~ common elements without prior approval ~~in writing by the record Owners of all the Apartments, except as elsewhere provided for herein provided, however, that alteration or improvement of the common element may be made if the approval in writing of~~ by not less than seventy-five percent (75%) of all Members of the Association, voting in person or by proxy at any meeting of the Members duly called for such purpose pursuant to the By-Laws ~~the Owners is obtained, provided the improvements do not interfere with the rights of Owners not giving their consent, and if the non-approving Owners are relieved of the cost thereof. The cost of any improvement made pursuant to the above provisions shall be paid in full by the approving Owners as between themselves in proportion to their ownership percentage. There shall be no change in the shares and rights of an Owner in the common elements which are altered or~~ subject to substantial addition further improved, whether or not the Owner contributed to the cost thereof.

(2) This paragraph shall not apply to any repairs, replacements or reconstruction made to the common elements caused by casualty. In addition, this paragraph shall not apply to any replacement of fences located on the common elements. Such repairs, replacements and reconstruction caused by casualty and such replacement of fences shall not be considered a material alteration or substantial addition to the common elements that requires approval by the Members, but shall only require approval by the Board of Directors as to all materials, colors and other specifications that meet City of Largo and Pinellas County building codes. Any increase in the common expenses caused by material alterations or substantial additions ~~improvements~~ as contemplated by this paragraph shall be borne by all Owners. This paragraph does not apply to limited common elements.