

Rothmoor Estates Condominium Association, Inc.
Board of Directors' Meeting August
17, 2026 in the Clubhouse

Call to order: The meeting was called to order by President Tricia Bednarski at 6:00 p.m.

Notice of Meeting/Roll Call: The meeting was posted at the Clubhouse by Joyce Carlsen August 13, 2026 3:00 p.m. Directors Present: Clubhouse- Joyce Carlsen, Zoom-Tricia Bednarski , Pam Anderson, Ron Doran and David Forte.
Also present was Corey Palmer, Ameri-Tech Community Management.

Approval of Minutes: Reading of minutes from May 26, 2026 board meetings were waived and approved unanimously.

Reports:

President: Report given by Tricia Bednarski as follows:

Good Evening and welcome to the August Rothmoor Estates Board Meeting.

The 900 building was tented in July to deal with an infestation of termites.

We had two units that had roof leaks that were repaired last month under the GAF warranty. Please contact a board member or Corey if you notice any type of water leak from the roof in your garage or your unit as soon as you notice a problem.

Thank you to Kristine Bode for trimming two crepe myrtle trees on the property. Please let the minutes reflect that Kristine is a volunteer for the community for insurance purposes.

Unfortunately, I have to mention the dumpster again. Yesterday it cost the community \$100 to have the dumpster enclosure cleaned up. Someone dumped a very large mirror and construction waste inside the dumpster enclosure and the items were too large and unsafe to be moved into the dumpster. If you hire a contractor to do work on your unit, they are responsible for removing the construction waste.

Reminders:

1. All maintenance and repair items must first be reported to the Property Manager or a Board Member.

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2. Please use Scott's Comfort Plus toilet paper, plumbing issues caused because of a backup in toilet paper in or at the toilet and not a sewer pipe or vent pipe backup or clog will be billed to the homeowner.
3. Next Board Meeting, September 21st, 6:00 pm in the Clubhouse.

Vice President: Nothing to report. All covered in Presidents report.

Treasurer: Report given on financials through July 31, 2026.

Management Report: Report given by Corey Palmer.

TOC Report:

We have three new owners. 204 Mindy Drive, 304 Mindy Drive and 903 Cara Drive. 1401 Cara Drive is under contract.

Beautification Report:

Nothing to report.

Unfinished Business

ARC Requests:

Arc request by owner of 503 Cara Court to replace a shrub in the common element with a Jamican Caper. Owner is funding this project. Approved with stipulation area has to be reviewed for any underground utilities.

Arc request by owner of 201 Mindy Drive to remove and dispose of the lanai.. (LEAVE CONCRETE SLAB)-Approved if the following conditions are met:

1. Copy of permit is forwarded to board.
2. Board will also need a signed confirmation from owner that owner is responsible for the stucco and roof repairs where the room is attached to your unit. The roof repairs must be done by Arry's roofing to keep our warranty. Note: We are going to ask the Rothmoor attorney to prepare a document for the owner to sign.

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Balconies:

Corey Palmer working on this project. Nothing new to report.

New Business

Tree Trimming-Board approved a proposal from Meadows Tree Service \$,4495 to do the following:

1. Remove dead Palm by pool
2. Crown reduction Sycamore at 601 Mindy Drive
3. Crown reduction on Maple tree at 1401 Cara Drive
4. Remove Palm tree at 1301 Cara Drive
5. Trim 45 Palms and haul away the debris

The meeting was adjourned at 6:18 p.m.

Date of next meeting Monday, September 21, 2026 @ 6:00 p.m.

Respectfully submitted by Ron Doran, Secretary