

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

Call to order: The meeting was called to order by President Tricia Bednarski at 6:18 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.

The goal of the meeting today is for the Board to reconvene for continuing the vote count on Amendment to Paragraph 9.1.C and Paragraph 9.2..B. from the May 26,2026 board meeting.
Alteration of Common Elements behind 202 and 203 Mindy Drive was approved at the May 26, 2026 Special Meeting.

Reference: May 26, 2026 Special Board Meeting

Amendment to Sections 9.1C & 9.2.B of Declaration:

The additional purpose of the Special Meeting is to vote on the Proposed Amendment to Sections 9.1,C and 9.2,B of the Declaration of Condominium of Rothmoor Estates. The Amendment amends Section 9.1,C(2) to eliminate the exception allowing wood fences. The Amendment also makes some changes to Section 9.2, B recommended by the Association's attorney to conform to current Florida law. The Amendment amends Section 9.2, B to clarify that a material alteration or substantial addition of the common elements must be approved by members. The approval must be by not less than 75% of all members voting in person or by proxy at any meeting of the members. Non-approving members are not relieved from the cost since Florida law requires all owners to pay their respective shares of common expenses. The Amendment further amends Section 9.2,B to provide that paragraph B (requiring approval by members for material alterations) shall not apply to replacement of fences located on the common elements. In order to avoid the necessity for multiple votes by the members every time a wood or chain-link fence must be replaced by a vinyl fence, paragraph B is amended to provide that replacement of fences shall not be considered a material alteration or substantial addition to the common elements and that only approval by the Board shall be required along with compliance with City and County building codes.

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Paragraph 9.2 B Material Alteration or Substantial Addition

Divided paragraph 9.2B into two sub paragraphs.

Paragraph 9.2 B Subparagraph 1:

1. Cleans up the language about voting by proxy.
2. Still requires 75 % of members to approve alteration or addition.
3. Condominium law requires that all common expenses must be paid by all owners in their proportionate shares. No owner is exempt from paying their share. Removed language from paragraph 9.2 B1 that stated non-approving owners are relieved of the cost of the alteration or improvement. This change conforms to subsection 718.113(2)(a) of the Condominium Act.

Paragraph 9.2 B Subparagraph 2:

1. Added language to exclude fences on the common element from being considered material alterations as long as the materials, colors and other specifications meet City of Largo and Pinellas County Building Codes.
2. Only require approval by Board of Directors to replace or repair fences on the common element.

Corey Palmer stated vote count had been completed. 63 Yes 8 No.

Note: Three properties changed ownership between May 26, 2026 and August 17, 2026. The new owner's votes replaced the prior owner's votes.

Meeting adjourned at 6:25 p.m.

Respectfully submitted by Ron Doran, Secretary