

# ROTHMOOR ESTATES CONDOMINIUM ASSOCIATION

## NOTICE OF SPECIAL MEETING OF MEMBERS

To All ROTHMOOR ESTATES CONDOMINIUM ASSOCIATION Members,

NOTICE IS HEREBY GIVEN of ROTHMOOR ESTATES CONDOMINIUM ASSOCIATION SPECIAL MEETING OF MEMBERS to be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME:** Tuesday, May 26<sup>th</sup>, 2026 @ 6:00 PM
- **LOCATION:** Clubhouse 405 Cara Court, Largo, FL 33771

Enclosed with this Notice is the Agenda for the Special Meeting. One purpose of the Special Meeting is to vote on a proposal for alteration of the common elements by replacement of the wood fence behind 202 and 203 Mindy Drive with white vinyl fencing to match other recently installed white vinyl fences at Rothmoor Estates.

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.

The Board recommends approval by the members of the Proposed Amendment as well as the proposal for replacement of the wood fence behind 202 and 203 Mindy Drive with white vinyl fencing.

Agenda items are as follows:

1. Call to Order
2. Proof of Notice of the Meeting
3. New Business:
  - (a) Vote on Alteration of Common Elements (fence behind 202 & 203 Mindy Drive)
  - (b) Vote on Proposed Amendment to Sections 9.1,C & 9.2,B of Declaration
4. Adjournment

*By Order of the Board of Directors,*

*Corey Palmer*

Corey Palmer, LCAM  
Community Manager

Mailed: May 12<sup>th</sup>, 2026

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## VOTING BY PROXY

If you are unable to attend the Membership Meeting and wish to vote on all issues/items by proxy, please note the following information about proxies:

1. A proxy may be used for the purpose of establishing a quorum, and for appointing another person to vote for you in the event that you might not be able to attend the meeting.
2. The proxy must be signed by the owner or voting representative of the unit to be valid.
3. General Powers on the Proxy means you authorize and instruct your proxy holder to use his/her best judgement on all matters which properly come before the meeting and for which a general power may be used.
4. The proxy should be submitted to the Association prior to the scheduled time of the meeting. **The proxy can be submitted by email at [CPalmer@Ameritechmail.com](mailto:CPalmer@Ameritechmail.com) faxing to 727-873-7307 or mailing to Ameri-Tech Community Management, 6415 1<sup>st</sup> Avenue South, St. Petersburg, FL 33707 in the enclosed "Proxy Return Envelope".** You may also bring the proxy with you the night of the meeting. It is encouraged that you submit your proxy in advance of the meeting, in order to avoid delay in registration.
5. If you appoint a proxyholder and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
6. A proxy may be revoked in writing or superseded by a later proxy to another person. It may be assigned (substituted) by the person designated on the proxy to a third person, if the person you designate as a proxy decides that he or she will be unable to attend the meeting

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

It is proposed that subparagraph C of Paragraph 9.1 and subparagraph B of Paragraph 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 by the Owner of exposed wood or wood source products is prohibited on an Apartment or on an enclosure or other feature placed on the limited common element area at the rear of an Apartment described in Paragraph 5.2 A; provided, however, that exposed wood or wood source products may be used by the Association on the common elements, as determined by the Board ~~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.

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

9.2 Common Elements.

\* \* \* \* \*

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.