

# **BOARD OF DIRECTORS MEETING MINUTES**

**September 21st, 2016**

A meeting of the Board of Directors of the Rock Creek Homeowners' Association was held at the Association building, 11700 Stonebridge Parkway on the 21st day of September, 2016.

## **CALL TO ORDER**

President John Heggy called the meeting to order at 7:00 PM, and noted a quorum present.

Present:                 John Heggy  
                               Vicki Minnaugh  
                               Steven Mason  
                               Ron Choron  
                               Robbie Levine  
                               Robert Garcia

Also, present was Irvin Nachman, Association Attorney and Carl Rosendorf, Community Manager. Vicki made a motion, that Robert seconded to excuse Wayne from the meeting as he was excused. The motion passed 6 to 0.

## **REVIEW AND APPROVAL OF THE MINUTES**

Vicki made a motion, which Robert seconded to approve the minutes of the July 27th, 2016 Board meeting. The motion passed 6 to 0.

## **GOOD NEIGHBOR AWARD**

On behalf of the Board, John presented the Good Neighbor Award certificate to Judith Quint from 1 Chestnut Circle in acknowledgement of her many improvements to the exterior of her home.

## **.COMMISSIONERS OFFICE REPORT and BSO REPORT**

Lt. Montgomery and Officer Artega were at the meeting on behalf of BSO. Lt. Montgomery noted that BSO had been doing frequent driver stops recently to remind drivers of the posted speed limits in the community. As in the past, the Officers reminded residents to lock their front doors and cars doors at all times. Lt. Montgomery noted that there is a "house watch" program in Cooper City, available for residents when they are out of town. John referred to item E under New Business as related to traffic control measures that could be considered in the community such as the install of Stop signs. Lt. Montgomery noted that Cooper City is implementing a comprehensive plan to

help lessen speeding problems in Cooper city. John noted the concern of many residents of the community with drivers exceeding the posted speed limit, including some drivers who do not live in Rock Creek and utilize it as a cut through to the Charter school on the west side of Flamingo Rd. Camelot Gardens Board member Enid Cohen also noted the same concern that John brought up as related to cut through school traffic. Lt. Montgomery asked that the community wait for about 45-60 days before formally requesting the install of Stop signs on Stonebridge Parkway, until such time as Cooper City BSO has completed implementation of their plan. Commissioner Green was in attendance at the meeting and he noted that decisions regarding posted speed limits on Stonebridge Parkway and the entry blvds. are a Broward County decision. John thanked the Officers for attending the meeting. Commissioner Green spoke about work on the 2017 City budget and voiced his support for the measures on the ballot in November that if passed, calls for an increase of 1 cent for the Broward County sales tax for many items. The Commissioner noted that Cooper City could stand to receive upwards of 3.5 million dollars over the next 30 years if the measure passes. Commissioner Green indicated he would reach out to the new Principal of the Charter school, and remind him or her that that the school agreed to as one of their conditions of approval from Cooper City to build the school, that they would not allow non residents of Rock Creek to utilize Rock Creek as a cut through to the school. Scott Allen from Kimmie Drive voiced his concern with receiving a letter from Rock Creek indicating that he could not store his portable/mobile basketball hoop on his swale or by the street. Commissioner Green noted that this prohibition in swales was a Cooper City ordinance and that Rock Creek was sending out letters to be consistent with the City ordinance. Carl noted that moving the hoop away from the street and away from the driveway apron would put the owner in compliance with the City ordinance.

## **SOCIAL COMMITTEE**

Sara Demolina noted that the “2<sup>nd</sup> annual” Halloween party would be Saturday October 29<sup>th</sup> from 10 to 1 at the office. The Board noted that Sara’s estimated budget of \$250.00 for the event was covered in the 2016 budget and thanked her for her volunteer efforts for the residents of the community. \*\*Marcie Gershoni from Community Cable Consultants made a presentation to the Board as regarding the potential for her obtaining funds on their behalf, from either AT&T or Comcast if she can get them to agree to sign an “exclusivity agreement” with Rock Creek. Marcie indicated as the Consulting Agreement noted, that her fee would be 25% of any up- front payments Rock Creek might receive from one of the providers. Vicki asked as to whether this action would involve Rock Creek agreeing to a bulk type of agreement and Marcie noted that would not be the case. Mr. Nachman noted he was agreeable to the concept and noted that any agreement that Marcie might obtain would be subject to approval then by Rock Creek. The Board voted 6 to 0 to give permission to Marcie to approach both carriers and see if an offer would be forthcoming.

## **HOMEOWNERS CONCERNS**

Bill Turner from Paseo Way asked if the Board could consider adding a row of hedges behind the homes that back up to Stirling Road. The Board asked Carl to look into the matter and then report to the Board.

## **FINANCIAL REPORTS**

Carl reviewed the July 2016 financial statements and after consulting with Wayne prior to the meeting, noted that Rock Creek had about \$481,000.00 in Operating accounts and about \$476,0500.00 in Reserve accounts. Wayne noted that year to date the community is about \$11189.00 under budget as part of an annual million dollar budget. Carl noted that the budget Committee had met once earlier in the month. Carl reviewed two accounts for consideration for write off as the banks had completed their foreclosures. Vicki made a motion that Steven seconded and the Board voted 6 to 0 to approve the write offs for 2661 Regalia Way for \$2797.98 and \$1013.58 for 11717 Spinnaker Way.

## **ASSOCIATION ATTORNEY'S STATUS REPORT**

Mr. Nachman reviewed his Status Report and commented on a list of questions provided by Carl as related to some owners listed on his Status report. As regarding owners invited to a fine hearing from 74 Dogwood & 2860 Everygreen, it was noted both owners had complied. 2563 Lakeview Ct owner did not show up for their hearing about their illegal storage unit and the Board voted 6 to 0 to asked Mr. Nachman to send his standard post hearing letter with fines of \$100.00 per day starting after one more period is provided to comply, and if the owner does not comply, the fines would be retroactive back to the date of the hearing. Robbie asked Carl to try to call the owner if we had a number on file. Chris Mangels the owner of 26 Forest Circle appeared at the meeting to appeal the decision of the ARB Committee as regarding the removal of a tent structure in his yard. John noted that temporary structures such as a tent were not allowed on a permanent basis in the community. The Board voted 6 to 0 to allow Mr. Mangels to keep the tent up in his yard until December 1<sup>st</sup>, 2016. As regarding the request from Mr. Newland at 50 Forest Circle to get 50% of the fee charged by Mr. Nachman, waived for the bank defend letter and processing that was required by Mr. Nachman, on Rock Creeks behalf, Mr. Nachman noted that in order to get 50% of the \$400.00 fee waived, that the owner must provide within 90 days of his letter a written voluntary dismissal letter from their bank. Mr. Nachman noted that Mr. Newland did not meet those requirements and therefore the Board voted 6 to 0 to deny Mr. Newland's request for a waiver of \$200.00. Mr. and Mrs. Wein from 11500 South Open Ct appeared at the meeting as regarding the Fine Hearing they were invited to as regarding the following issues with their home: a) removal of items off driveway b) trimming of tree in back yard c) removal of items off their patio d) removal of concrete blocks along sections of their fence line. John noted that his major concern was with all

the items being kept on the driveway. The Board looked at pictures of each violation that Carl provided. After discussion between the Board and the Weins as regarding the merits of each item Robert volunteered to meet with the Weins this week and forward his comments to the Board by the end of the week. The Board decided to defer making a final decision regarding the list of violations at their next Board meeting on October 19<sup>th</sup>, 2016 .As regarding Mr. Nachman's Status report the following cases were reviewed and decisions reached: a) as regarding account # 7525A Alderman/2599 Garden Court the Board voted 5 to 1 with Robbie voting no, to ask Mr. Nachman to proceed with further action on this account. b) as regarding #11685B/2861 South Edgehill the Board voted 5 to 1 to ask Mr. Nachman to send a final demand letter. Steven voted no on this matter. The Board asked Mr. Nachman to defer action on 5 other items until the October 19<sup>th</sup>, 2016 Board meeting.

## **MANAGERS REPORT**

Carl provided a written report before the meeting which included any comments he had on agenda items.

## **UNFINISHED BUSINESS**

- a) Update on FP&L 1-4 asphalt paving/repair project and review of bids to sod unpaved areas and add sand to the new shoulders on the areas that were repaved

Carl provided a quote from Atlantic Southern to resurface the areas unpaved at FP&L1-4 for \$36,000.00, with an itemized quote of \$26,000.00 for doing FP&L #4 only. The Board reviewed several bids to add sod to these unpaved areas and to add sand to the newly created shoulders at the areas that were recently repaved. Ron noted that he did not feel the shoulder areas needed sand at this time and suggested that this issue should be revisited the end of the year at which time we can evaluate how much of the area has filled in on its own with ground cover. A majority of the Board agreed with Ron and asked Carl to report back to the Board later in the year on his findings. After discussion, Steven made a motion that John seconded to approve the proposal from Anthony's for about \$4756.00 to install sod and top soil on the unpaved areas at FP&L 1-3. The motion passed 5 to 1 with Ron voting no. Vicki asked Carl to get more bids for the repaving of FP&L #4 so the matter could be discussed at a future meeting. John made a motion that Steven seconded to approve an expenditure of \$25,000.00 to next year, repave a majority of the sections of FP&L #4 that were not paved in the recent project. The motion passed 5 to 1 with Robbie voting no.

## B. Update on Health insurance options for employees

Carl noted that, working with the insurance Committee, that the Committee had asked Carl to follow up on his discussions with Sylvia Klein, a Market navigator, who would help each employee select their own plan in the market place, as this option instead of renewing the company based small group plan might be more effective in achieving cost saving measures. Carl noted that Sylvia would receive a commission from the insurance carrier, not Rock Creek. As Carl noted, using a navigator would save Rock Creek having to pay a commission to Dan Jankelunas, whose company offered to act as a navigator but with a commission being paid by Rock Creek

## C. Updated Spread sheet & options for Holiday light & ornament installation

The Board reviewed the spread sheet provided by Susan Reyes, the Office Manager. John made a motion that Vicki seconded to approve an additional \$2000.00 in funding for this project. The motion passed 6 to 0.

## d) Update on Negotiations with T-Mobile/ FP&L per the proposed new tower at FP&L#4

John noted that he and Carl, along with the Board Presidents of Reflections and East Landing had attended a Cooper City P&Z meeting on September 13<sup>th</sup>, and that he was working with Mr. Nachman and the Attorney for T-Mobile to request that landscaping be added at areas of FP&L #4 to act as a visual buffer for a new tower, as a condition for Rock Creek to withdraw their letter of objection to this project. John noted that the matter will be an agenda item for the Cooper City Commission at their meeting on October 6<sup>th</sup>, 2016.

## **NEW BUSINESS**

### A. Discussion of frequency of Board meetings

John suggested that instead of having meetings every other month, that the Board schedule 10 meetings a year in order to reduce meeting length and lessen the frequency of having agenda items deferred. The Board after discussion, voted 5 to 1, with Steven voting no, to increase the number of meetings with a schedule for 2017 being discussed at the November 9<sup>th</sup>, 2016 Board meeting.

B. Review of bids to purchase a new or used truck

The Board decided to defer action on this item until October 19<sup>th</sup>, 2016

C. Review of bids for playground repair and replacement items

The Board decided to defer action on this item until the October 19<sup>th</sup>, 2016 Board meeting.

**BOARD MEMBER CONCERNS**

None at this time.

**ADJOURNMENT**

Being no further business to come before the Board, Steven made a motion to adjourn the meeting. His motion was seconded by Robbie and passed unanimously. Adjournment made at 9:55 PM. The next regular BOD meeting will be October 19<sup>th</sup>, 2016.

Respectfully submitted, Steven Mason, Secretary