

BOARD OF DIRECTORS MEETING MINUTES

January 11th, 2017

A meeting of the Board of Directors of the Rock Creek Homeowners' Association was held at the Association building, 11700 Stonebridge Parkway on the 11th day of January, 2017.

CALL TO ORDER

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

Present: John Heggy
 Wayne Canner
 Steven Mason
 Ron Choron
 Robbie Levine

Also, present was Irvin Nachman, Association Attorney and Carl Rosendorf, Community Manager. John made a motion that Ron seconded to excuse both Vicki Minnaugh & Robert Garcia, as excused from the meeting. The motion passed 5 to 0.

REVIEW AND APPROVAL OF THE MINUTES

Wayne made a motion, which Ron seconded to approve the minutes of the November 9th, 2016 Board meeting. The motion passed 5 to 0.

GOOD NEIGHBOR AWARD

The award was given to three children, Julia Bormann, Sebastian Parker, & Jonathan Zomber, for their efforts in helping rescue an injured bird on property, all were presented with South Florida Wildlife Center T-shirts

.COMMISSIONERS OFFICE REPORT and BSO REPORT

BSO was excused from the meeting. Commissioners Green & Curran attended the meeting. Commissioner Green talked about some upcoming City sponsored activities and resources available at City libraries. On behalf of the Board, John thanked both Commissioners Green & Curran for their time and reports.

SOCIAL COMMITTEE

Pam Leeson asked the board for permission to have placed in the community Library boxes that would contain both books & magazines that residents could read, share, & add to. Pam talked about other upcoming events such as the April Egg hunt/craft event, having another yoga class, & having a community get together in May which would include food trucks. Pam will attend future meeting, supply more details/exact dates, and communicate further with the RC BOD and Carl. John thanked Pam for her volunteer efforts for the community.

HOMEOWNERS CONCERNS

Mr. Ira, a new homeowner from Bass Way had some questions about the 2017 budget and Reserve schedule. John noted that many reserve items were schedules based on Board input, Community Manager input, and information obtained from an outside Reserve Study, which the Board invests in every 3 or 4 years. John noted that funds are budgeted for current and future expenditures. Miss Kim from Landing Way asked about the Architectural approval process.

FINANCIAL REPORTS

Wayne reviewed the November 2016 monthly financial & noted that there was about \$290,000.00 in Operating accounts & about \$511,000.00 in our Reserve accounts with year to date actual expenses versus budgeted expenses about \$2300.00 to the good. Wayne made a motion to approve the quote from Koffler & Adorno, for their CPA firm to do the 2016 audit & tax returns for Rock Creek for \$7000.00. Wayne noted that last year he along with Carl had negotiated back from this number and agreed to having the 2015 audit & tax returns down for \$6800.00. Steven seconded Wayne's motion, which passed 5 to 0. John discussed the Rock Creek's collection policy and suggested some updates and modifications which included raising the dollar thresh hold for turnover to the Attorney to \$176.00, which is a total of one quarterly fee of \$150, one \$25.00 Late fee, plus one dollar. John also suggested that a onetime 10 day past due letter be sent by Susan, the Office Manager to all those behind in their payments and that the letter should remind owners that in the event of turn over to the Association Attorney, they will also be responsible for Attorney fees of up to \$250.00 for a first letter from the Attorney. John made a motion that Steven seconded to adopt both these suggestions, with the motion passing 5 to 0.

ASSOCIATION ATTORNEY'S STATUS REPORT

Mr. Nachman reviewed his accounts receivable action item list and the following actions were taken after Board discussion: a) The owners of 3850 Tree Tops Road were

invited to a Fine Hearing for failure to clean their roof. As the property is going into foreclosure with a sale set for 2/9/17, and the owners have declared bankruptcy, the decision was made to take no further action at this time, but to monitor the situation. B) As regarding a small handful of accounts ready to be turned over to Mr. Nachman, for collection action, Robbie volunteered to call each of the owners and give them a final opportunity to come forward to bring their accounts fully current with Rock Creek. The Board endorsed the idea and Carl noted that he would provide Robbie with whatever contact information we had on file as regarding account #5450B/11802 South Island Rd and a few others c) As regarding account # 2125A/Pino as only \$390.00 is owed and there is little equity the Board decided to defer any further action on this account until the next regular RC BOD meeting on March 15th, 2017 d) 3300 Bridge Rd/D'Alessandro/FNMA the Board authorized Mr. Nachman to proceed with further collection action pending receipt of a ledger from Susan, the RC Office Manager e) Account #11685B as Carl noted that the roof had been cleaned, Mr. Nachman asked if the \$2500.00 fine which was charged against the account could be waived based on their family situation. Steven made a motion, that Robbie seconded, to waive the fine. The motion passed 5 to 0.

MANAGERS REPORT

Carl provided a written report before the meeting which included any comments he had on agenda items. Carl noted that he recommended along with Wayne the approval of Koffler & Adorn to once again do the community audit, this time for 2016 and also the approval of the 5 additional outdoor security lights. Carl noted that the 1st notice for the February 21st, 2017 Annual meeting had been delivered to owners and that he had provided Cooper City with a detailed list of sidewalk areas that we were asking be considered for cleaning at this time by Cooper City.

UNFINISHED BUSINESS

None at this time

NEW BUSINESS

A. Review & adoption of rules for Fine Committee meetings

After review of the proposed rules, which set time limits and procedures for when all parties can talk, which were similar to the existing rules for interaction at regular Board meetings, John made a motion that Ron seconded for their adoption. The motion

passed 5 to 0.

B. Approval of 5 outdoor Security Light Agreements with FP&L

The Board reviewed the map Carl provided noting the 5 locations on Stonebridge Parkway where additional lighting would be added to existing FP&L poles, at Garden Drive, Lake Way, between Sands Way & Kimmie DR, Azalea Dr, & Dockside Dr. Steven indicated he felt the action would make the community safer, deter crime, & perhaps lessen the number of vehicle accidents. Steven made a motion that Wayne seconded to approve the agreements, as the cost to Rock Creek would only be about \$11.00 per month per new fixture. The motion passed 5 to 0.

BOARD MEMBER CONCERNS

Robbie asked for an update on the matter of recovering funds from FP&L as regarding 4 of our accounts with them that service our sprinkler pumps, as we recently initiated a switch from the previous meters to Time Of Use meters which significantly reduce the costs to Rock Creek. Carl noted he had been working with John and Mr. Nachman on this matter and negotiations were in progress.

Robbie asked that BSO be invited to each Board meeting and that he was working with Ron on obtaining quotes to install security cameras at each entrance and that full report to the Board would be forthcoming in the near future.

Special private meeting owner of 2705 Garden Drive per collections matter

Mr. Ivan Wenglowczyk the owner met with the Board to discuss his situation and ask if some fees could be waived. Ivan noted he had lost his job and almost lost his home, but that he was employed now and squared away with his home lender. John asked for an accounting & it was noted that Ivan had paid already \$1660.00 towards principal and legal fees owed on his account., with over \$1041.00 to Mr. Nachman's firm. After discussion, Ron made a motion that Steven seconded, along with Mr. Nachman's agreement as well, that Rock Creek would conditionally waive \$125.00 in late fees, Ivan would pay the 1st quarter 2017 now, as well as \$160.00 to Mr. Nachman, & Rock Creek would write off \$203.00 per Robbie's suggestion, provided that Ivan keeps his account current the next 12 months. It was agreed by Mr. Nachman & Ivan that additional funds owed to Mr. Nachman of \$206.63, could be paid to Mr. Nachman over the next two months. The motion passed 5 to 0. Ivan thanked the Board and Mr. Nachman for their time and consideration.

ADJOURNMENT

Being no further business to come before the Board, John made a motion to adjourn the meeting. His motion was seconded by Wayne and passed unanimously. Adjournment made at 9:10 PM. The next regular BOD meeting will be March 15th, 2017, with the Annual meeting on Tuesday February 21st, 2017.

Respectfully Submitted

_____ Date_____

Steven A. Mason, Secretary