

# **ROCK CREEK HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS' MEETING MINUTES**

**June 19<sup>th</sup>, 2019**

A meeting of the Board of Directors of the Rock Creek Homeowners' Association was held at the Association building, 11700 Stonebridge Parkway on the 19th day of June 2019.

## **CALL TO ORDER**

President Ron Choron called the meeting to order at 6:30 PM and noted a quorum present.

Present:                Ron Choron  
                             Vicki Minnaugh  
                             Robert Levine  
                             Robert Garcia  
                             Al Tello  
                             Matt Cohenour

Also, present was Carl Rosendorf, Community Manager & Rock Creek, Inc. Attorney Irvin W. Nachman. Excused from the meeting was Robbie Levine.

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

Vicki made a motion, which Robert seconded to approve the minutes of the May 15th, 2019, Board meeting. The motion passed 6 to 0.

## **GOOD NEIGHBOR AWARD**

On behalf of the Board, Ron presented the Neighbor of the Month award to Eduardo & Lourdes Lopez who live at 11365 Wayne Drive

## **COMMISSIONER'S OFFICE REPORT and BSO REPORT**

Officer Thomas provided a report of criminal activity in the community and noted that overall, activity was low. Ron thanked Officer Thomas for his report.

## **SOCIAL COMMITTEE**

Carl made a report on behalf of the Committee and noted that the Annual end of year Ice Cream Social that was held on Friday June 7<sup>th</sup>, from 6-8 PM at the Office, was again a big success with a large turn- out for the event. Carl noted that future events would include outdoor Yoga scheduled to begin in the Fall, and finally the 2<sup>nd</sup> Annual Jazz on the Green to be in December.

## **HOMEOWNERS CONCERNS**

Skip Strauss and Robert Burns from Strand Way asked about a reported car theft on his street and thanked Carl for his efforts to get FP&L/Cooper City to change out the existing fixture on a light fixture on their street. Mr. Strauss also asked about the replacement of the builder signs, (like Pebble Point), that were removed from some of the interior street entrees several years ago when the Blue tiles were removed from all of the interior walls facing Stonebridge Parkway. Vicki noted that these signs did not designate any official sub-association but were used to market the homes when initially sold. Carl noted along with Chuck Keller that they would be doing a night tour of the community to see if a third phase of additional lighting should be added along Stonebridge Parkway for night use. Neil Straussman from 2860 Albatross Drive, after attending the last RC BOD in May, AGAIN attended the meeting to discuss the disapproval of his installing astro turf on sections of his front yard, as the ARB Committee and RC BOD both disapproved the install and asked Neil to remove the artificial product and replace it with natural turf/sod. Mr. Nachman noted that Mr. Straussman did not obtain approval from Rock Creek for the install and that the install of astro turf as a front yard ground cover is not allowed in Rock Creek and that removal of the astro turf and replacement with natural turf/sod would be required. Mr. Regis Zapata from 2865 Begonia Way attended the meeting to appeal the decision asking him to remove the Green screening/fence installed in his front yard by the street. The RC BOD reiterated that the fence would have to be removed and Vicki made a motion, that Matt seconded to give Mr. Zapata 60 more days to comply. The motion passed 6 to 0.

## **FINANCIAL REPORTS**

Carl reviewed the April financial statements as prepared by Susan Reyes, the Office Manager and indicated that the community had over \$820,000 in Reserve funds, (close to fully funded), and about \$507,000.00 in the combined Operating and Comcast accounts as of the end of April 2019. Carl noted that most budgeted versus actual expenses were on track. Susan provided a written update of past due accounts.

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

Mr. Nachman provided an update on past due accounts and noted that: a) account # 7260 B had been liened b) account # 6408A had equity and the RC BOD asked Mr. Nachman to proceed with further collection efforts c) account #6500A was in foreclosure d) the RC BOD asked Mr. Nachman to proceed with further action as regarding account #10015A & #2125A e) account # 11500D, Mr. Nachman noted that the RC BOD had offered to reduce fines owed if the owner paid in full the reduced fine amounts, but the owner had failed to come forward and do so, so He would proceed with full collection efforts

## **MANAGERS REPORT**

Carl provided a written report before the meeting which included updates as regarding on-going projects, violations, & current field Staff accomplishments.

## UNFINISHED BUSINESS

- a) Review & vote on expenditure for adding a lake fountain

After review & discussion, the RC BOD deferred action until the Board reviewed the bids for the conversion of the irrigation system from primarily a manual to an electric timer system. Matt noted that about \$4000.00 would need to be budgeted as the yearly cost for operating a lake fountain.

- b) Review & discussion on install of pedestrian safety signs and road markings in the community

Ron, Al, Carl, & community owner resident Tiffany Mosca from Bridge Road updated the RC BOD on what actions had been taken to move this matter forward with Cooper City and Broward County. Al indicated that the group would meet and create a map for presentation to Cooper City notating specific locations for Stop Signs, cross walk markings, & pedestrian crossing signs.

- c) Update on new employee added to RC staff to assist with home inspections/violation letter process

Ron noted that Christine Preston had started her training with Carl this month with Carl continuing to be the link with Mr. Nachman, when violations needed to be forwarded to him for additional compliance enforcement. Carl noted that time limits for compliance with many 2<sup>nd</sup> notices had been shortened, so as to reduce the over- all time of the compliance process.

- d) 2<sup>nd</sup> appeal from 2641 Regalia Way for \$2500.00 fine imposed by the RC BOD and confirmed by the RC Fine Committee for failure to clean the wood decking/fencing in the back yard.

Mr. Alejandro Tejano from 2651 Regalia Way, who indicated he manages the home for the absentee owners, asked that the fine be waived. Steven asked Alejandro, why it took a letter from Mr. Nachman to get action on the violations noted and indicated that it is the responsibility of the owner, (Mr. Nachman echoed Steven's comments), to update the Office if any address change is indicated or necessary. Carl noted that the backyard awning had been cleaned but that the decking and fencing did not look clean. The RC BOD asked Carl to also have Christine take a look at the areas in question and then report back to the RC BOD. Vicki noted that the RC BOD would only consider a partial waiver of the fine as significant time and effort had been spent on the matter as well as significant time has passed since the initial violation notices were sent to the owner.

## NEW BUSINESS

- a) Review & vote to have the staff install 200 plants on the eastern side of the FP&L #4 easement area, adjacent Hiatus Road:

After discussion Vicki made a motion that Steven seconded to approve the quote from Osmani for \$980.00. The motion passed 6 to 0.

- b) Request to hold a Charity function at Rock Creek

Student Sophia Nesselroth and her father Robert were invited to the meeting to request use of the Rock Creek Office areas/grounds for their planned event. Sophia indicated that along with a group of her Freshman classmates they would like to hold the charity function at Rock Creek and sell their own artwork with all proceeds to a designated charity. Her Father indicated that parents would be there to work with the students and supervise. Sophia noted that some of the participants do live in Rock Creek. Subject to approval by Mr. Nachman and all required insurance coverage provided by the participants, the RC BOD agreed to Host the event. Mr. Nachman volunteered to pay the approximate \$180.00 required for a Special Events insurance policy, which was much appreciated by everyone. The final date, specific charity, and administrative work would be handled by Carl interacting with Sophia and her Father.

- c) Hearing for 2 homeowners for failure to maintain their homes or comply with ARB guidelines.

Miss Armstrong from 2824 South Edgehill Lane attended the Hearing and provided written documentation that she had been keeping Carl informed all year as related to her interaction with her insurance company and that she has received pymt. In full for a new roof. Vicki made a motion that Ron seconded to waive any fines for failure to clean her roof, if a new roof is installed within 60 days of the meeting. The motion passed 6 to 0. Mr. Blomquist from 4008 East Sailboat did not appear at the Hearing as regarding his failure to resurface his driveway. Mr. Nachman noted, as the home is in foreclosure that no further action could be pursued or fine levied at this time.

## 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 Robert and passed unanimously. Adjournment made at 8:35 PM.

The next regular BOD meeting will be August 21st, 2019, at 6:30 PM

Respectfully submitted, Steven Mason, Secretary

*Steven Mason*

Date

6/19/2019