

**ROCK CREEK HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS' ZOOM REMOTE VIDEO CALL MEETING MINUTES**  
**June 23rd, 2021**

A meeting of the Board of Directors of the Rock Creek Homeowners' Association was held via Remote ZOOM on the 23rd day of June 2021.

**CALL TO ORDER**

President Ron Choron called the meeting to order at 6:32 PM and noted a quorum present via Remote ZOOM visual/video.

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

Also present was Carl Rosendorf, Community Manager, Rock Creek, Inc. Attorney Irvin W. Nachman, and Jon Bono CPA

**REVIEW AND APPROVAL OF THE MINUTES**

Matt made a motion, which Vicki seconded to approve the minutes of the April 28<sup>th</sup>, 2021 Remote ZOOM BOD meeting. The motion passed 7 to 0.

**GOOD NEIGHBOR AWARD**

The Good Neighbor/Home/Volunteer of the month was presented to Kenny and Geraldine Seesahi and Greg and Nancy Brazina. On behalf of the Board, Ron thanked both for their beautifully landscaped yards.

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

None at this time.

**SOCIAL COMMITTEE**

Carl Discussed Jazz on the Green recommended date of November or December and an August back to school Ice cream Social. Robert requested ribbon cutting for new playground.

## **HOMEOWNERS CONCERNS**

Dorothy Luongo – 30yr resident, lives Gorham Dr. has concern people parking in the traffic lane. Lake Crystal concern with homes upkeep. Trees on easement trimming responsibility owner or RC. Carl indicated he would follow up on maintenance issues.

Lisa Detardo – Speed detection devices, thanks the BOD. Requests BOD to consider adding additional speed devices. Carl to get quotes for up to 4 more with install costs covered by Cooper City.

## **FINANCIAL REPORTS**

Jon Bono CPA – Reviewed the 2020 Rock Creek audit and noted that there was great communication with office staff and that his firm did an on-site inspection taking complete inventory of all equipment. No issue with performing Audit. Noted PPP was forgiven and advised it helped and was necessary for RC. Noted \$750,000 in Reserves. Complimented Carl and Susan for their work in operating RC. Reviewed the audit page by page. John suggested that the interest earned in 2020, be allocated per a future RC BOD agenda discussion and vote and noted favorably that that the Community finished the year with budgeted expenses and actual expenses within about \$7300.00 as part of a close to 1.4 million dollar annual budget.

Ron and Robbie discussed the Audit points such as reserves and interest.

Dorothy Luongo – Requested information on possible pedestrian Bridge construction connected FP&L #1 & #2, Al noted that we were in the bid collecting/information collecting stage.

## **MANAGERS REPORT**

Carl highlighted Hurricane and Storm Agreements, noted that the Lake pump station is functioning properly and we are prepared.

## **UNFINISHED BUSINESS**

None

## **NEW BUSINESS**

Holiday Lighting – 18K for lighting in budget, last year expense was \$10,700 the recommendation is to expand lighting for 2021 at expense of \$15,200 with a 3-year contract price but can be cancelled. Vicki recommended providing the balance of the budget to the Social Committee.

Vicki made motion to approve \$15,200 Robert 2<sup>nd</sup> Matt, Al & Steve Approved, Ron and Robbie against motion passed 5-2, as they wanted to budget additional funding.

## ASSOCIATION ATTORNEY'S STATUS REPORT

Mr. Nachman advised of Statue changes. Collection policy will need to send 30-day notice before account can be turned over to attorney and pay attorney fees. Lien notice remains the same 45-day notice.

Mr. Nachman: Violation hearing Rokoled Inc. 3295 Dock Side Dr had been invited to a Hearing for failure to keep property clean mildew on roof. Owner Elina was present and advised the property had been addressed and was willing to pay fees. Ron advised owner will have 1 week to address Robbie made motion 1 week for cleanup or fine will start, Matt 2<sup>nd</sup> motion passed 7-0

11308 Port St. \$100 fine for dog being off leash, fine committee approved the fine. Owner contacted Irv and advised they were not paying fine. Vicki made motion to approve small claim to collect no second for Vicki motion. Vicki withdrew her motion. Mr. Nachman noted he will send a final notice to owner per fund(s) due at this time.

## BOARD MEMBER CONCERNS

Vicki – Recommended better audio for zoom meetings.

AL- Recommended installing fence to keep out of view the landscape recycling debris picked up monthly by the vendor for Cooper City, located adjacent the maintenance building. Carl to obtain bids.

Robbie – Would like to open meetings to members (allow members into the building) Irv advised opening office for BOD meetings would be ok with distancing and can be voted on as an agenda item at the next RC BOD meeting.

## ADJOURNMENT

Vicki made a motion to adjourn the meeting at 7:55 PM & her motion was seconded by Robert and passed unanimously. Adjournment made at 7:57 PM.

The next scheduled regular Remote ZOOM BOD meeting will be August 18<sup>th</sup>, 2021, at 6:30 PM in person for BOD members and via ZOOM for owners.

Respectfully submitted, Steven Mason, Secretary

*Steven Mason*

Date

06/23/2021