

BOARD OF DIRECTORS MEETING MINUTES

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October 19th, 2022

A Remote ZOOM meeting of the Board of Directors of the Rock Creek Homeowners' Association was held on October 19th, 2022

CALL TO ORDER

Board President Ron Choron called the meeting to order at 6:35 PM and noted a quorum present via Remote ZOOM visual/video

Present:

Ron Choron
Steven Mason
Robbie Levine
Matt Cohenour
Robert Garcia
Al Tello

Also present was Carl Rosendorf, Community Manager & Rock Creek, Inc. Attorney Irvin W. Nachman & Paula Rodriguez, Office Manager.

REVIEW AND APPROVAL OF THE MINUTES

Al made a motion, which Robert seconded to approve the minutes of the Remote 9 21 2022 RC BOD meeting. The motion passed 6 to 0.

GOOD NEIGHBOR AWARD

None at this time

COMMISSIONERS OFFICE REPORT and BSO REPORT

None at this time

SOCIAL COMMITTEE

Carl noted that the Committee was preparing for the upcoming outdoor Music nights, one on Saturday October 22nd at 6:30 PM, featuring the Krush Party Band and a 2nd on Saturday December 3rd, featuring the return of Tony & his All-Star Band. It was noted that both functions will include food trucks, an ice cream truck, and face painters.

None at This Time.

FINANCIAL REPORTS:

Robbie reviewed the September financial report and notated that RC has approximately 1.2 million dollars in assets, including about \$831,000.00 in the combined Reserve accounts. Robert noted that the 2023 Draft Budget would be ready for presentation to the full Board and membership by the November open Board meeting. Robbie noted a negligible difference in budgeted versus actual expenses of less than \$24,000.00, close to 1% within budget, year to date. Robbie indicated that the recently completed 2021 Audit of Rock Creek notated that the community is sound with no irregularities notated in the Audit, as presented and reviewed at the last BOD meeting by CPA, John Bono.

MANAGERS REPORT

Carl highlighted his report and comments/recommendations as related to all agenda items, noting that Al & Ron were working with FP&L as regarding the adding a pedestrian bridge in the FP&L 2 easement area, that would connect FP&L 2 with FP&L 3 easement areas. Ron noted that the initial application had been rejected by FP&L, and that consideration was being given, if possible, to shift the exact location further away from existing overhead FP&L power lines with both logistic and monetary issues to consider. Ron thanked Al for the extensive time and resources he has provided at no cost to Rock Creek. Carl noted that the Office renovation would be completed by the end of November, with the usual type of renovation delays...

UNFINISHED BUSINESS/UPDATES

- a) NONE AT THIS TIME

NEW BUSINESS

- a) Vote for replacement on the Board created by the resignation of Vicki Minnaugh

Ron noted, with sadness, that after over 40 years of volunteer service, that Vicki had tendered her resignation. Ron indicated that recognition awards and gifts would be given to Vicki, for her invaluable years of service for the community. Mr. Nachman noted that the Board could select a replacement tonight, who would serve out the remainder of Vicki's term, which would be until February of 2023 or leave the position open until the Annual meeting in February of 2023, notating that having a full BOD has value, in the event of a tie vote on an agenda item. Jessica Garcia Brown

and Rob Hamilton, both expressed an interest in filling the vacancy, while attending the meeting. No other nominations were presented. Steven nominated Rob for the opening, and he accepted the nomination. A vote was taken with the BOD voting 5 to 1 against Rob's nomination, with Steven voting yes. Robbie nominated, with Al seconding, Jessica for the opening on the Board and the Board voted 5 to 1 to approve her to fill the vacancy with Steven voting no. Ron welcomed Jessica to the BOD and thanked both applicants for volunteering to serve on the BOD.

- a) Vote to add Matt as a signor replacing Vicki on any accounts that she was a signor for Rock Creek.

Robbie made a Motion that Robert seconded to have Matt replace Vicki as a signor. The Motion passed 6 to 0.

- b) Review & vote for annual mulching of tree rings on Stonebridge Parkway & the 5 entry roads

Matt made a Motion that Robbie seconded to approve the quote from 100% Landscaping not to exceed \$11,025.00 for red mulch at an average depth of 3 inches on approximately 485 tree rings, based on about 2100 bags. The Motion passed 6 to 0.

ASSOCIATION ATTORNEY'S STATUS REPORT

Mr. Nachman notated that account #17455C was ready for foreclosure with a minimal balance and suggested that the matter be tabled until the next meeting, with as is the current procedure, having Paula, the Office Manager make one last attempt to reach the owner via e-mail or telephone call, as the owner to date, had made no effort to contact Paula or his office. Mr. Nachman indicated that 7 new accounts had been forwarded to his office and that 10 owners had paid in full their past due balances after being turned over to his office.

BOARD MEMBER CONCERNS

None at this time.

Adjournment: Robert made a motion to adjourn the meeting at 7:36 PM, his motion was seconded by Robbie and passed unanimously. Adjournment made at 7:36 PM.

The next scheduled regular Remote ZOOM BOD meeting, will be November 16th, 2022, at 6:30 PM in person for BOD members, (or via Zoom), and via ZOOM for owners at this time

Respectfully submitted, Steven Mason, Secretary

NAME _____ DATE _____