

BOARD OF DIRECTORS MEETING MINUTES

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March 15th, 2023

A Remote ZOOM and in person meeting of the Board of Directors of the Rock Creek Homeowners' Association was held on March 15th, at 11700 Stonebridge Parkway, Cooper City, Fl., 33026

CALL TO ORDER

Board President Ron Choron called the meeting to order at 6:36 PM and noted a quorum present via Remote ZOOM visual/video & in person.

Present:

Ron Choron
Robbie Levine
Steven Mason
Robert Garcia
Jessica Brown Garcia

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

REVIEW AND APPROVAL OF THE MINUTES

Robbie made a motion, which Steven seconded to approve the minutes of the Remote January 16th, 2023, RC BOD meeting. The motion passed 5 to 0.

GOOD NEIGHBOR AWARD

None for this month, will have at April 2023 meeting.

COMMISSIONERS OFFICE REPORT and BSO REPORT

Commissioner Jeremy Katzman reviewed the City proposal for the install of a traffic roundabout at the intersection of Hiatus Road and North East Lake Blvd., as well as the Hiatus Road entrance to Embassy Lakes, with the objective slowing down traffic. The Commissioner asked the RC BOD for a letter of support, as the City will be requesting funding from the State of Florida to pay for a significant portion of the anticipated expenditure of around \$515,000.00, with funding coming from the funds collected as a result of the one percent sales tax increase approved the past few years in Broward County. Steven asked if the Cooper City BSO supports the proposal with the Commissioner answering in the affirmative. Commissioner Katzman indicated that the install of Stop signs or traffic lights was not an option. Ron made a Motion, that Steven seconded to issue a letter of support for the measure to Cooper City. The Motion PAGE

passed 3 to 2 with Robert Garcia & Jessica Brown voting no.

Cooper City Public Works Director, Thomas Good, via speaker phone, made a presentation suggesting the install of 2-4 Speed tables, with signage, in the community, on Stonebridge Parkway, as a “test”, to see if they would help increase the rate of compliance with the posted 30 MPH speed limit in the community. Thomas suggested the test locations would be near existing Solar powered speed limit signage, so Cooper City BSO could evaluate whether the Speed tables increase the compliance rate to posted speed limits. Thomas notated he had communicated with/met with Carl several times as both the Rock Creek Board & Cooper City have a keen interest in taking additional steps to reduce speeding in the community and City wide and raise motor vehicle drivers level of awareness. Speed Humps & or Rumble strips would be utilized. Thomas notated that Cooper City had selected 4 locations within the City, including Rock Creek, to test the speed tables, as complaints about speeding are City wide. Robbie made a Motion, that Ron seconded to allow the install of the speed tables as a “test” with options down the road to keep or have removed, based on the data results and feedback. The Motion passed 5 to 0. Ron thanked Thomas for the continued partnership with the City to help lessen speeding in the community.

SOCIAL COMMITTEE

No report at this time.

HOMEOWNER QUESTIONS & COMMENTS

Lyle Koenig from 11760 Berry Drive asked the Board if they could look into options to decrease the glare into their home from the recently installed carriage lights on the southern end of the community between Sands Way and adjacent Kimmie Drive. Lyle noted that Carl, had come by one evening to look at. Ron thanked Lyle and indicated that Board would, as the project progressed of the install of the remaining 70 new lights, would investigate the matter and be in communication. Ron noted the positive feedback received, to date, from the community, as a result of the increased lighting being installed and that this project, as discussed at several Board meetings, was in the making for close to three years with the help of many parties. Dave Menton asked Carl to approach FPL as regarding the placement of certain power pole connections at the FPL #4 easement as regarding the proximity to the easement paths.

FINANCIAL REPORTS:

Robbie reviewed the February Balance sheet and Trial balance and noted that the

combined Reserve account balance was over \$800,000.00, with combined assets of over 1.3 million. Robbie noted that as the community ages, funding for maintenance items such as buildings, playgrounds, and equipment will continue to increase, with most assets exceeding expected life expectancy, as a result of regular maintenance of these amenities and equipment. Robbie noted that the 2022 audit had commenced by the outside CPA firm and that to date expenses exceeded budgeted numbers as in part do to the annualized expenses for such things as the recently completed pressure cleaning of sidewalks in the community.

MANAGERS REPORT

Carl highlighted his report and comments/recommendations as related to all agenda items, noting that we were awaiting FPL's contractor Pike, recommencing with the install of the remaining new Coach lights on the inner loop of Stonebridge Parkway. Carl noted that had met this week, along with Robbie, with a vendor that Cooper City had suggested, in order to secure a bid for either LPR or CCT cameras, to be installed at all points of entry, as Cooper City was now up and running with their camera system, that

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would allow communities to have their camera information tied into the Cooper City BSO system 24/7. Carl noted that AI was working on securing quotes for the install of a pedestrian bridge, as notated in several previous meetings, to connect the easement path between FPL #2 and FPL #3.

UNFINISHED BUSINESS/UPDATES

- a) NONE AT THIS TIME

NEW BUSINESS

- a) Review & vote for shifting/opening/closing of some bank accounts

Robbie made a Motion that Jessica seconded to do the following: Close the First Horizon Money Market and shift about \$44,000.00 to a new 12 month CD at Synovus paying 4.60% APY for 12 months, with the balance of the \$244,000.00 total, going to a new CD at Popular Bank paying 4.49% APY. Shift the current Money Market account at Synovus to the noted above new

CD staying at Synovus. Take about \$126,000.00 from the Amerant Bank Money Market and move to a Bank United CD, paying 4.55% APY for twelve months. Instead of closing the Valley Bank Money Market as previously suggested, and shifting elsewhere, as Valley Bank agreed the day of the meeting to increase their APY to 3%, leave those funds of about \$115,000.00 at Valley Bank. The Motion passed 5 to 0.

- b) Review & vote for trimming of about 98 Royal Palm trees in the community

Robbie made a Motion, that Robert seconded to approve the quote from 100% Landscaping for a total of \$4410.00. The Motion passed 5 to 0. Carl noted that in the case of all Agenda items B-E, in New Business, that multiple bids were obtained with spread sheets provided to the RC BOD.

- c) Review & vote for painting of some interior perimeter/entry walls off Stonebridge Parkway

Ron noted he had discussed in detail the specs with Kenny Alheim, the low bidder and was satisfied with his answers. Therefore, Ron made a Motion, that Robert seconded to approve the quote for \$7785.00 from Alheim Enterprises. The Motion passed 5 to 0.

- d) Review & vote to purchase a motorized Stand On blower

Robbie made a Motion, that Robert seconded to approve the quote for \$12,700.00 from Burkhard's. The Motion passed 5 to 0. The Board notated the time that would be saved by staff in utilizing such a product and the increased safety of using a Blower instead of using a golf cart and holding a blower out the side of the golf cart.

- e) Review & approval of extension with a 3% cost increase of the annual service agreement with TruGreen for treatment of turf, shrubs, & certain trees, 4 times a year with fertilization and pest/weed control applications. Subject to our rep Fred Hein, answering Ron's final questions in a satisfactory fashion, Steven made a Motion, that Robbie seconded, to approve the Annual contract for \$23,720.00, notating that additional bids were obtained. The Motion passed 5 to 0.

ASSOCIATION ATTORNEY'S STATUS REPORT

Mr. Nachman notated that no accounts were ready for foreclosure at this time and that most owners sent notices from his office had paid in full or worked out payment plans,

noting there may well be a few files to vote on at the next meeting.

BOARD MEMBER CONCERNS

None at this time.

Adjournment: Robbie made a motion to adjourn the meeting at 7:57 PM, his motion was seconded by Steven and passed unanimously. Adjournment made at 7:57 PM.

The next scheduled regular will be April 19th, 2023, at 6:30 PM in person, (or via Zoom) at the Rock Creek office at 11700 Stonebridge Parkway.

Respectfully submitted, Steven Mason, Secretary

NAME _____ DATE _____