

BOARD OF DIRECTORS MEETING MINUTES

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May 17th, 2023

A Remote ZOOM and in person meeting of the Board of Directors of the Rock Creek Homeowners' Association was held on May 17th, 2023, at 11700 Stonebridge Parkway, Cooper City, Fl., 33026

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 & in person. Ron made a Motion, that Matt seconded to excuse Robert Garcia, Robbie Levine, & Steven Mason from the meeting. The Motion passed 4 to 0.

Present:

Ron Choron
Jessica Brown Garcia
Matt Cohenour
Al Tello

Also present was Carl Rosendorf, Community Manager & Rock Creek, Inc. Attorney Irvin W. Nachman & Hugo Sansberro, Inspection Manager.

REVIEW AND APPROVAL OF THE MINUTES

Matt made a motion, which Al seconded, to approve the minutes of the April 19th, 2023, RC BOD meeting. The motion passed 4 to 0.

GOOD NEIGHBOR AWARD

Presented to Prido Polanco, Jr. & Ileana Rojas from 4102 East Sailboat Drive for their lovely exterior improvement to their property and landscaping.

COMMISSIONERS OFFICE REPORT and BSO REPORT

None at this time

SOCIAL COMMITTEE

Carl notated that the next outdoor music night will be on May 20th, 2023 featuring the return of the Amerikana Band with food trucks, with the final Music night on 10/21/2023 with the return of the Krush Party Band and their Motown/R&B music.

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HOMEOWNER QUESTIONS & COMMENTS

Steve Cohen commented about the new street lights that are being installed by Pike for FP&L, as part of the collaboration between FP&L and Rock Creek, as regarding optimal light output. Chuck Keller notate the project was still in progress for the install of 76 new lights and posts along the inner loop of Stonebridge Parkway, with a June expected completion date. Shawn and Allison McPeek from 3100 West Quayside Drive commented as regarding the potential install of a pedestrian bridge, connecting FP&L 2 and 3, by Rock Creek. Al notated that quotes were being obtained for information purposes at this time within the strict FP&L requirements of staying away from the over head power lines. Allison and Shawn voiced concern of new/additional foot traffic in the area, being generated by such a bridge and the negative affect it would have on neighbors in the proximity to a bridge. Ron notated that such a project was not near ready for a vote as there were many obstacles to consider. Mr. and Mrs. Dave from 67 Forest questioned the Board about the approval process for tree removals and replacements. Mr. Nachman notated that they should work through Carl the Community Manager 1st, and then reach out to individual Board members. Matt offered to meet with them after the meeting.

FINANCIAL REPORTS:

As Robbie, the Treasurer was unavailable to attend the meeting, review of the monthly Trial Balance and Balance sheet was deferred. Presentation of the 2022 Audit by John Bono was deferred until the June meeting, in part as a result of John having surgery a few days prior to the meeting.

MANAGERS REPORT

Carl highlighted his report and comments/recommendations, notating continued information gathering as regarding possible install of a pickleball court(s), repair of some CMP pipes connected to lake areas, the install of traffic counters or rumble strips by Cooper City on Stonebridge Parkway, and the conversion of the Lake pump station, (already approved), to FPL as the primary power source.

UNFINISHED BUSINESS/UPDATES

- a) Review and vote for cleaning of storm drains

Deferred pending final inspection by Al and Carl

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b) Review & vote to obtain flood insurance for the buildings

Deferred pending receipt of elevation surveys

NEW BUSINESS

a) Review & vote for install of LPR and CCT cameras at the 6 points of entry into Rock Creek

Discussion/vote deferred as Robbie was excused from the meeting

ASSOCIATION ATTORNEY'S STATUS REPORT

Mr. Nachman notated a reduction in Past Due accounts/balances as collection efforts were successful, in most cases. Mr. Nachman had one file ready for foreclosure and suggested action/review by the Board take place at the July 2023 meeting. Ron thanked Mr. Nachman for his efforts.

BOARD MEMBER CONCERNS

Ron notated that additional Royal Palms trees on West Lake Blvd., South East Lake Blvd., at the FPL #3 Playground, & at the end of Bridge Road as you enter FP&L #2 will around the Office will be fitted with straps to catch falling limbs and other tree debris. Matt reviewed Carl's Monthly Task list schedule and made some recommendations to add, for additional clarity.

Adjournment: Matt made a motion to adjourn the meeting at 7:33 PM, his motion was seconded by AI and passed unanimously. Adjournment made at 7:33 PM.

The next scheduled regular will be June 21st, 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 Steven Mason / CM DATE 6-19-2023