

BOARD OF DIRECTORS MEETING MINUTES

Page One

October 18th, 2023

A Remote ZOOM and in person meeting of the Board of Directors of the Rock Creek Homeowners' Association was held on October 18th, 2023, at 11700 Stonebridge Parkway, Cooper City, Fl., 33026

CALL TO ORDER

Board President Ron Choron called the meeting to order at 6:37 PM and noted a quorum present via Remote ZOOM visual/video & in person.

Present:

Ron Choron
Steven Mason
Matt Cohenour
Al Tello
Jessica Garcia Brown

Also present was Carl Rosendorf, Community Manager & Rock Creek, Inc. Attorney Irvin W. Nachman. Ron made a Motion that Al seconded, to excuse Robert Garcia & Robbie Levine from the meeting, as they had indicated in advance, they would be unable to attend the meeting. The Motion passed 5 to 0

REVIEW & APPROVAL OF THE MINUTES OF THE SEPTEMBER 20TH, 2023 BOARD MEETING:

Matt made a Motion that Al seconded to approve the meeting Minutes. The Motion passed 5 to 0.

Neighbor of the Month:

Presented to Alan and Judy Zimroth for the lovely maintenance of the exterior of their home and landscaping. They attended the meeting and thanked the Board.

HOMEOWNERS CONCERNS:

Ryan from 11730 Rose Way complimented the Board, Carl, & the entire staff for their efforts in both maintaining and improving the appearance of the community and customer service. Ron thanked Ryan for his kind words and noted that having an in house staff makes a big difference in terms of quality of services.

ASSOCIATION ATTORNEY REPORT:

Mr. Nachman noted that Paula the Office Manager had turned over 11 accounts for collection, that were behind at least 2 quarters and noted that the turnover occurred after Paula had send out multiple letters and made an effort via phone or email to call each owner before turnover. Mr. Nachman noted that the current trend in many communities was a slight uptick in past due accounts.

Mr. Nachman presided over a Hearing for the owners of 3920 Tree Tops Road for failure to clean their roof. Uma Chitti attended the Hearing on behalf of the owners. Hugo Sansberro, the Compliance Supervisor for Rock Creek also attended the Hearing to provide backup on the file history. Mr. Nachman noted that this violation dated back to 2021 and that Rock creek had in January of this year, approved an application from the owner's to replace their tile roof with a new one, subject to the sub association approval from the Park at Rock Creek. Hugo confirmed that the owner's had submitted an application to Miami Mgmt., the sub association mgmt. company and was awaiting their approval. Mrs. Chitti indicated that if the specific tile they had selected was not approve by the Park, they would chose a tile that the Park would approve an that their case with their insurance company, to pay for a new roof had been declined. After discussion, and notating, the owners had a signed contract to replace the roof, pending approval from the Park, Steven made a Motion, that Ron seconded to table the matter until the next Board meeting on January 17th, 2024. The Motion passed 5 to 0.

TREASURER'S REPORT:

As Robbie could not attend the meeting, a review of the September, 2023 financial package was deferred.

MANAGERS REPORT:

Carl noted that work on the transition of the lake pump station to FPL as the primary power source for the 2 submersible pumps, with the current diesel powered generator, becoming a backup power source, should be completed by the end of the month as the "transfer switch" had arrived. Thereafter a final inspection/testing would be done by all parties and then final payment released. Carl indicated he was keeping in touch with Cooper City as regarding the City wide traffic calming study and would report to the Board any options for use in the community.

UNFINISHED BUSINESS:

- a) Update on LPR/CCT camera project

Carl noted that the Attorney for Cooper City was submitting for review, at an upcoming Commission meeting, a draft for the Commission to review/vote on for the offering of a City wide Grant program to those communities who invest in a LPR/CCT camera system, tied in the City system thru the S.T.A.R.S. program. Carl indicated that Robbie and Carl would attend that upcoming Commission meeting in November and report back to the RC BOD.

NEW BUSINESS:

- a) Review & vote for mulching of about 475 tree beds on Stonebridge Parkway

After review of the quotes, Al made a Motion to approve the low bid/quote from Osmani for \$11,100.00. Ron seconded the Motion which passed 5 to 0.

BOARD MEMBER CONCERNS

None at this time

ADJOURNMENT: Al made a motion to adjourn the meeting at 7:12 PM, his motion was seconded by Steven and passed unanimously. Adjournment made at 7:12 PM.

The next scheduled regular will be November 1st, 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 _____