

# **BOARD OF DIRECTORS BUDGET MEETING MINUTES**

**Page One**

**November 1st, 2023**

A Remote ZOOM and in person meeting of the Board of Directors of the Rock Creek Homeowners' Association was held on November 1st, 2023, at 11700 Stonebridge Parkway, Cooper City, FL., 33026

## **CALL TO ORDER**

Board President Ron Choron called the meeting to order at 6:31 PM and noted a quorum present via Remote ZOOM visual/video & in person.

Present:

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

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

## **REVIEW & APPROVAL OF THE MINUTES OF THE OCTOBER 18th, 2023, BOARD MEETING:**

Al made a Motion that Robert seconded to approve the meeting Minutes. The Motion passed 7 to 0.

Neighbor of the Month:

Next presentation at the 1 17 2024 Board meeting.

## **HOMEOWNERS CONCERNS:**

None at this time, 3 owners present in person and about 3 via Zoom.

**PAGE Two**

**ASSOCIATION ATTORNEY REPORT:**

Mr. Nachman noted that account number 2075A had paid their account tin full. Mr. Nachman indicted he would get with Paula, the Office Manage the next 30 days to review a few accounts that will be ready for further legal action in January of 2024.

**TREASURERS REPORT/Presentation of draft 2024 Budget:**

Robbie introduced Ron and Al as the other members of the Budget Committee that worked with him and hand in hand with Carl and Paula the past few months on the draft budget, with two workshops included. The Budget was reviewed by Robbie with the 2 pages attached, highlighted in the Committee's presentation. Robbie noted that evaluations were made of year to date expenditures, as well as anticipated short and long term future Operating and Reserve expenditures. Al noted that inflationary factors as well as current rate of returns on funds invested, factored into the final budget as presented to the full Board. Mr. Nachman noted that budgeting for Past Due accounts was increased modestly to reflect higher interest rates and potential slowing of the economy, as also articulated by Robbie. After Board discussion and no questions from the audience, Robbie made a Motion that Steven seconded to raise the quarterly fee in 2024 about \$8.33 a month or about 27 cents per day to a total of \$200.00 per quarter from the current \$175.00 per quarter. The Motion passed 7 to 0.

**MANAGERS REPORT:**

Carl highlighted his report noting that he was along with the Board was following up with Cooper City as to when a vote will take place for consideration of offering Grant funds to communities that purchased LPR cameras tied into the City's S.T.A.R.S. system/program, which offers 24/7 live monitoring by the Cooper City BSO. Carl noted he would be attending, along with Robbie the Commission meeting on 11 14 2023. Robbie noted that being able to secure Grant funds would increase the likely hood of Rock Creek being able financially to go forward with such a safety oriented investment in the community. Ron indicated that he had a conversation with Commissioner Green, sharing with him that the availability of Grant funds would more than likely make the difference between Rock Creek being able or not to proceed with such an investment.

**UNFINISHED BUSINESS:**

- a) None at this time

**NEW BUSINESS:**

- a) None at this time, all deferred to the January 17<sup>th</sup>, 2024 Board meeting

**BOARD MEMBER CONCERNS**

Steven asked Carl to look into a property maintenance violation on Lakeshore Drive, Carl noted a 1<sup>st</sup> notice had already been issued and staff would be monitoring for compliance. Robbie commented that the recent Music night on 10/21/2023 featuring music, face painters, & food was a big success, with a large turn out of residents of all ages.

**ADJOURNMENT:** Ron made a motion to adjourn the meeting at 7:30 PM, his motion was seconded by Robert and passed unanimously. Adjournment made at 7:30 PM.

The next scheduled regular will be January 17<sup>th</sup>, 2024, 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 \_\_\_\_\_

DATE: October 26, 2023

RE: Comments on five page 2024 Budget:

Page One:

- a) 3005 Interest Income increased significantly to reflect rising interest rates
- b) 3008 Estoppel income reduced to reflect current market conditions
- c) 4004 accounting fees increased/budgeted higher to reflect the costs of outsourcing

Page Two:

- a) Utilities increased to reflect anticipated rate and usage increases
- b) 4213 Tree trimming/removals increased to reflect the effect of worsening weather events and the continual maturing of our vast tree canopy which leads to increased expenditures for tree trimming, removals as necessary as a result of either disease or weather related activity, , and increased root pruning to protect property

94000  
vs 700  
= same  
at least  
12k  
=

Page Three:

- a) 4308 Irrigation supplies increased to reflect the aging of our massive irrigation system/lines which date back to the 1970's. As the system ages, we experience more frequent breaks either related to tree roots or material failure of old parts
- b) 4506 Playground equipment finding increased for anticipated future expenditures, significant funds spent this year for replacement parts, painting, cleaning, and the associated Labor costs

Page Four:

- a) Insurance up 30%
- b) Liability continues to climb as a result of "market conditions", not our claim history
- c) 2% pay increase down from 5% the previous year

Page Five:

- a) Reserves increased to reflect future needs
- b) Contingency Fund maintained for anticipated or unanticipated future expenditures

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DATE: October 26, 2023  
TO: Budget Committee

RE: Power point comments/suggestions for the 2024 Budget meeting on 11/1/2023 as  
regarding the 2024 RC Budget

The Budget Committee along with staff spent many hours reviewing our current level of spending and expenses for the year. The goal of the committee is to maintain our fiscally conservative approach to spending, while at the same time maintaining high levels of service and always looking for ways to improve our community and manage expenses.

Our goal in this budget is to address high priority projects and present a budget as the framework for next year. We are funding for the replacement of one of our lake discharge pipes this coming year and are still considering the investment in LPR/CCT cameras at our points of entry, pending the results of a potential Grant Program from Cooper City, which would provide some of the necessary funding.

We have proposed increasing the quarterly fee by about \$8.00 per month, which corresponds to just about 27 cents per day or \$25.00 per quarter.

We have experienced as many other communities have as in part, as a function of the market place:

- a) Significant increases in Insurance premiums, (over 30% for Rock Creek)
- b) Increases in Utility rates, as well as with the install of 76 new coach lights, which has increased the funding needs for electricity
- c) As we have continued to add additional amenities such as play and exercise parks, benches/tables/trash cans, and new landscaping, both the Material and Labor costs have risen for those items as well for maintaining WHAT WE HAVE such as the buildings, our equipment, landscaping, and our irrigation system and perimeter walls....
- d) As the community has aged, starting from back in 1970's, the costs to maintain and replace our structures/buildings has increased as the life expectancy of many Reserve items has expired or is close to it, for example: the interior of the Office building was updated for the 1<sup>st</sup> time ever, this past year...
- e) Funding for Reserves has been increased as we study our level of Reserve funding and budget for both anticipated and unanticipated expenses.
- f) Weather related expenditures have increased as a result of higher temperatures and as the trees in our community continue to grow and age

Lightning  
Strikes

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