

BOARD OF DIRECTORS BUDGET MEETING MINUTES

January 17th, 2024

A Remote ZOOM and in person meeting of the Board of Directors of the Rock Creek Homeowners' Association was held on January 17th, 2024, 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, Hugo Sansberro, Compliance Supervisor, and Captain Christopher DeDe Giovanni from Cooper City BSO

REVIEW & APPROVAL OF THE MINUTES OF THE November 1st, 2023, BOARD MEETING:

Robbie made a Motion that Matt seconded to approve the meeting Minutes. The Motion passed 7 to 0.

Neighbor of the Month:

Presented to the Paseo Verde sub-association for all their recent Common area improvements. Carl will deliver to them their Certificate and awards as none of their Board members could make the meeting.

HOMEOWNERS CONCERNS:

Several owners had questions for Captain De Giovanni when he spoke about the S.T.A.R.S. program and other police matters.

BSO Report by Captain Christopher De Giovanni:

Captain De Giovanni spoke about the formal study being done by Cooper City as regarding possible additional "traffic calming" devices being installed in Cooper City, including in Rock Creek, so as to compliment the current traffic calming devices being utilized, such as Solar powered Speed Limit signage, noting that violations of posted speed limits continue. The Captain noted that they anticipate receipt of the Study, being done by an outside Engineering firm. within the next 45 days. Ron asked that the Rock Creek Board be kept in the loop, as the Board has notated on previous occasions, their wishes to consider additional Traffic calming devices in the community, to supplement the Solar powered signage, which had been previously installed as a result of the partnership between Cooper City and Rock Creek.

Captain De Giovanni talked about item 9A on the Agenda, the purchase and install of CCT/LPR cameras in the community and Rock Creek's participation in the S.T.A.R.S. program, which is a program linking the cameras 24/7 to a live hook-up with Cooper City BSO., with no charge to Rock Creek for the monitoring. The Captain noted that the purpose of the program and hence his encouraging Rock Creek to participate and purchase/invest in the cameras, is that having such a system of cameras in place with the data monitored and collected 24/7 should help protect residents, make it easier for criminal investigations, would elicit an immediate response from Cooper City BSO, when a car enters the community with flagged auto tags, and deter some crime, with signage installed in the community, notating participation in the system and that cameras are being utilized. The Captain noted that in order to encourage communities to invest in cameras and partner with the City in the S.T.A.R.S. program, that Rock Creek has an opportunity to apply for and receive a Grant of \$65,000.00 toward the purchase of such cameras, noting in his opinion, how much cameras would help deter crime in the community. Rob Hamilton asked if the program would flag "expired tags" with the Captain indicating yes.

PAGE THREE

ASSOCIATION ATTORNEY REPORT:

Mr. Nachman noted that the owners of 12107 Limestone Way had been invited to a Hearing as regarding the parking of a trailer on their driveway, overnight for several nights. It was reported by Carl that the owner had been complying since the time of the Hearing invitation, but that this violation had a previous history. Matt made a Motion, that Al seconded to levy a fine of \$100.00 each time any future violation occurred up to a maximum, per State Statute of \$2500.00. The Motion passed 7 to 0. Mr. Nachman brought up several accounts collection matters that were ready for Foreclosure. Regarding account # 14450A, Robbie made a Motion that Matt seconded, for Mr. Nachman to proceed with a foreclosure action if our Treasure, Robbie Levine, was unable to reach the owner to establish a Payment plan within 7 days. The Motion passed 7 to 0. As regarding account # 11025A, Robbie made a Motion, that Matt seconded to follow the same procedure as voted on earlier for account # 11450A. The Motion passed 7 to 0. As regarding account # 7355B, as a result of third party foreclosure action, Matt made a Motion, that Steven seconded to approve the write-off. The Motion passed 7 to 0. Robbie notated that the quarterly fee for 2024 had been increased from the \$175.00 per quarter to \$200.00 per quarter for 2024 and that the collection process/turn over policy, for sending accounts to Mr. Nachman, should reflect the current fee. Ron made a Motion, that Robert seconded to notate and incorporate the current fee into the Collection policy/ The Motion passed 7 to 0.

TREASURERS REPORT:

Robbie noted that work was beginning shortly on the 2023 Rock Creek audit by the same thirty party CPA John Bono, that Rock Creek had used, the three previous years.

MANAGERS REPORT:

Carl highlighted his report noting that a Vote on the use of a TV camera to inspect the inside condition of one of the 36 inch CMP pipes that discharge into the Lake, would be on the March, 2024 Agenda.

PAGE FOUR

UNFINISHED BUSINESS:

- a) Update and vote on purchase of LPR/CCT cameras at points of entry into the community

Robbie notated that Rock Creek had a quote for about \$140,000.00 for the install of the cameras from Vetted Security Solutions, the company that Rock Creek had to use in order to utilize equipment that was compatible with the system BSO had in place. Robbie indicated that everything would be under warranty for 12 months from the date of installation, with the cameras under warranty for five years and thereafter, Rock Creek would need to budget for maintenance, support, and licensing fees about \$15,000.00 per year. Robbie indicated that the sources of funding would be \$100,000.00 in Unallocated Reserves, \$45,000.00 in the Operating account in the Contingency Line item, as well as a \$65,000.00 Grant, that Rock Creek hopes to/expects to be awarded from Cooper City as part of their partnership with Rock Creek on this project. Robbie made a Motion, that Ron seconded to approve the contract from Vetted for \$an expenditure of \$140,503.12, subject to a legal review by Mr. Nachman. The Motion passed 7 to 0.

- b) Vote on tree trimming proposals

After review of the three bids, Robert made a Motion that Robbie seconded to approve the quote from Sherlock tree Company for an amount not to exceed \$2500.00. The Motion passed 7 to 0.

NEW BUSINESS:

- a) Review & vote on purchase of new utility cart

After discussion of the staffing size and the current vehicle inventory, Robert suggested that such a vote be tabled for 90 days to see if in fact, the staff needed to replace the

PAGE FIVE

“retired” cart in order to maintain the same quality of services. The vote was tabled pending a monitoring period.

BOARD MEMBER CONCERNS

None at this time.

ADJOURNMENT: Al made a motion to adjourn the meeting at 8:25 PM, his motion was seconded by Robbie and passed unanimously. Adjournment made at 8:25 PM.

The next scheduled regular meetings will be the Annual and Organizational Meetings on February 13th, 2024, at 6:30 PM in person, (or via Zoom) at the Rock Creek office at 11700 Stonebridge Parkway. The next Regular meeting will be on March 20th, 2024, 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 _____