

BOARD OF DIRECTORS MEETING MINUTES

March 20th, 2024

An in- person meeting, (as Wi-Fi issues no ZOOM Option) of the Board of Directors of the Rock Creek Homeowners' Association was held on March 20th, 2024, 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
Robert Garcia
Robbie Levine
Steven Mason
Al Tello
Jessica Garcia Brown

Also present was Carl Rosendorf, Community Manager, Rock Creek, Inc. Attorney Irvin W. Nachman, and Hugo Sansberro, Compliance Supervisor. Ron made a Motion that Robert seconded to excuse Matt Cohenour from the meeting. The Motion passed 6 to 0.

REVIEW & APPROVAL OF THE MINUTES OF THE January 17th, 2024, BOARD MEETING:

Robbie made a Motion that Robert seconded to approve the meeting Minutes. The Motion passed 6 to 0.

NEIGHBOR OF THE MONTH:

Presented to 3345 Dockside Drive for the lovely landscaping and maintenance of the exterior of the home. The owners were presented with a Certificate and other gift items. Ron thanked them for their efforts on behalf of the Board.

HOMEOWNERS CONCERNS:

Robin Campbell asked about efforts to control excess speeding in the community. Carl highlighted some of the recent efforts by the Board including the install of Solar powered Speed limit signs, in collaboration with Cooper City and the results of a brand new traffic study, commissioned by Cooper City, that will include additional speed calming action taken on Stonebridge Parkway, with up to date information in the meeting package.

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ASSOCIATION ATTORNEY REPORT:

Mr. Nachman noted that the owner of 3165 East Quayside Drive was attending the meeting for a Hearing for failure to either clean his roof or remove the deteriorated tarp off the roof, after receipt of several letters from Rock Creek and his office. Ron noted that the 1st violation notice had been sent to the owner back in 2021, that the owner had reached a financial settlement with his insurance carrier in July of 2023, Rock Creek had approved his application for a new roof in March of 2023, and that the owner had submitted to Cooper City and received a permit, which expired in January of this year.

Robbie made a Motion, that Ron seconded to fine the owner \$100.00 per day, up to a maximum of \$2500.00, if the roof is not replaced within 45 days. The Motion passed 4 to 2 with Robert Garcia and Jessica voting against it. Mr. Nachman note that the results of the Hearing would be ratified (or not), at a future Fine Confirmation Hearing.

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 and that the new outsourced bookkeeping Company, Enumerate, was starting work on the February 2024 Financials, working in collaboration with Paula, the Office Manager for Rock Creek. Robbie noted that per the February Financials, that Rock Creek had about \$480,000.00 in the Operating account, about \$711,000.00 in the Reserve accounts, and year to date was about \$34,000.00 under budget. Robbie noted that Carl, and Al was meeting with two insurance agents to see if there was any benefit in switching to a new Agent , prior to the renewals in August of the majority of the in place insurance coverage policies.

MANAGERS REPORT:

Carl highlighted his report noting that he had just attended a Cooper City Commission meeting where the results of a City wide traffic study were discussed, notating that the Study recommended additional traffic calming action on Stonebridge Parkway.

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UNFINISHED BUSINESS:

- a) Vote to re-strap some Royal Palm trees

Carl noted that the Palms needed re-strapping at this time as the existing straps had been on the some of the Palms for close to 12 months and were full of fronds and some were close to breaking. Robbie made a Motion that Ron seconded to approve the proposal from 100% Landscaping for \$2275.00, with the re-strapping taking place no later than June 1st, 2024. The Motion passed 3 to 2, with one abstention. Robert and Steven voted no and Jessica abstained.

NEW BUSINESS:

- a) Review & vote for TV video of the 36 “ CMP pipe adjacent 2825 Garden Drive

AI noted and pictures were provided on the TV screen of the deteriorated condition of the sections of pipe exposed in the lake. AI noted that Shenandoah had quoted the job for \$3500.00, while Johnson Environmental’ s quote was at \$1904.00. Steven made a Motion that Robbie seconded to approve the quote from Johnson. The Motion passed 6 to 0.

BOARD MEMBER CONCERNS

None at this time.

ADJOURNMENT: AI made a motion to adjourn the meeting at 7:46 PM, his motion was seconded by Robbie and passed unanimously. Adjournment made at 8:00 PM. The next Regular meeting will be on April 17th, 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_____