

BOARD OF DIRECTORS MEETING MINUTES

April 17th, 2024

An in- person meeting and remote ZOOM option of the Board of Directors of the Rock Creek Homeowners' Association was held on April 17th, 2024, 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.

Present:

Ron Choron
Robert Garcia
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. Ron made a Motion that Robert seconded to excuse Steven Mason and Robbie Levine from the meeting. The Motion passed 5 to 0.

REVIEW & APPROVAL OF THE MINUTES OF THE March 20th, 2024, BOARD MEETING:

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

Neighbor of the Month:

Presented to 12101 Limestone Way for their beautiful exterior 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:

None at this time

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ASSOCIATION ATTORNEY REPORT:

Mr. Nachman noted that the arrears report was only 4 pages in total with 11 accounts recently turned over for collection action. As regarding account number 11700C, Mr. Nachman noted that the past due balance owed, exceeded \$1300.00 and the home was free and clear of mortgages. Robert made a Motion, that Ron seconded for Mr. Nachman to proceed with foreclosure action, after Robbie makes an effort to reach the owner and have Mr. Nachman set up an acceptable payment plan within 10 days. The Motion passed 5 to 0.

TREASURERS REPORT:

Carl noted that work had begun on the 2023 Rock Creek audit by the same thirty party CPA John Bono, that Rock Creek had used, the three previous years. Carl noted that per the March financials, that Rock Creek had about \$432,000.00 in the Operating account, about \$725,000.00 in the Reserve accounts, and year to date was about \$31,000.00 under budget.

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. Carl noted that Rock Creek offered to the City, to be one of the test locations. Carl noted he had reached out to Public Works per road repair overlay scheduling in Rock Creek

UNFINISHED BUSINESS:

- a) None at this time

NEW BUSINESS:

- a) None at this time

BOARD MEMBER CONCERNS

None at this time.

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ADJOURNMENT: Robert made a motion to adjourn the meeting at 7:03 PM, his motion was seconded by Al and passed unanimously. Adjournment made at 7:04 PM. The next Regular meeting will be on May 15th, 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

