

BOARD OF DIRECTORS MEETING MINUTES

May 15th, 2024

An in- person meeting and remote ZOOM option of the Board of Directors of the Rock Creek Homeowners' Association was held on May 15th, 2024, at 11700 Stonebridge Parkway, Cooper City, Fl., 33026

CALL TO ORDER

Board President Ron Choron called the meeting to order at 6:32 PM and noted a quorum present via Remote ZOOM visual/video & in person.

Present:

Ron Choron
Robert Garcia
Steven Mason
Robbie Levine
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:

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

Neighbor of the Month:

Presented to Richard and Josephine Neaves at 11700 Sunfish 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:

Lisa Detardo asked for an update as regarding the roof at 3165 East Quayside Drive. Noting the roof replacement had started but not been completed, Ron asked Carl

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and Mr. Nachman to set up a Fine Confirmation Hearing.

Paul from the Townhomes of Rock Creek Board of Directors, reached out to the Board for assistance/advice as regarding sprinkle issues, at his sub-association, with Carl offering to provide additional information.

ASSOCIATION ATTORNEY REPORT:

Mr. Nachman noted that the arrears report was only 4 pages in total with about 20 accounts recently turned over for collection action, with 9 paid in full. As regarding account number 7575D, Mr. Nachman noted that the past due balance owed, exceeded \$650.00. Robert made a Motion, that Robert 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 8 days. The Motion passed 7 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, and the Audit would be presented at the June Board meeting. Robbie noted that Rock Creek had about \$430,000.00 in the Operating account, about \$725,000.00 in the Reserve accounts, and year to date was about \$20,000.00 under budget.

MANAGERS REPORT:

Carl highlighted his report noting the success of the recent Music night and noting there will be one more in October, updated the Board on Hurricane season preparation, and other irrigation related items.

UNFINISHED BUSINESS:

- a) None at this time

NEW BUSINESS:

- a) None at this time

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BOARD MEMBER CONCERNS

Upon questioning Carl noted that Cooper City is doing sidewalk repairs along Stonebridge Parkway. Al asked Carl to look into the cost of adding a landscape hedge behind 70, 71, and 72 Dogwood way. Matt suggested that Board meetings take place on an as needed basis if there is no New and Old Business. Carl and Mr. Nachman noted the need to meet to review AR matters and review the 2023 Audit and August insurance renewals. Mr. Nachman reminded the Board that a quorum of the Board cannot vote on almost any matter, unless discussed at a noticed open Board meeting.

ADJOURNMENT: Steven made a motion to adjourn the meeting at 7:03 PM, his motion was seconded by Robbie and passed unanimously. Adjournment made at 7:04 PM. The next Regular meeting will be on June 19th, 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 6/19/2024