

BOARD OF DIRECTORS MEETING MINUTES

July 24th, 2024

An in- person meeting and remote ZOOM option of the Board of Directors of the Rock Creek Homeowners' Association was held on July 24th, 2024, at 11700 Stonebridge Parkway, Cooper City, Fl., 33026

CALL TO ORDER

Board President Ron Choron called the meeting to order at 6:30 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 G. 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 June 19th, 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 Bassam & Flavia El-Baroudi at 4170 Fern Forest Road for donating a tree to Rock Creek. The owners will be presented with a Certificate and other gift items. Ron thanked them for their donation on behalf of the Board.

HOMEOWNERS CONCERNS

Robin Campbell asked whether the Board was taking action in recognition of a bundle of new State Statutes that went into effect on 7 1 2024.

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Carl noted that staff had already had two sessions with Mr. Nachman and that the Board would takes steps to be in compliance with any new Regulations prior to their implementation deadline. Further, Carl noted that staff would be drafting new language to fine tune some sections of the Architectural Rules/Manual and after review with Mr. Nachman and the Architectural Committee, present to the Board of Directors at a duly noticed open Board meeting for vote consideration and action. Mr. Nachman noted that at the June 19th, 2024 Board meeting he had previously discussed upcoming new State laws going into effect as of 7 1 2024.

ASSOCIATION ATTORNEY REPORT:

Mr. Nachman noted that the arrears totals were trending down and some owners, with past due balances had paid in full and that liens were in place as required. As regarding account number 7205B, Mr. Nachman noted that the account was ready for Foreclosure legal action. Robert made a Motion that Robbie seconded to give Mr. Nachman approval to proceed, subject to Robbie, as has been the practice, calling and or emailing the owners, if such contact information is available, giving them 7 days to bring the account current, before proceeding with Foreclosure action. The Motion passed 7 to 0.

TREASURERS REPORT:

Robbie reviewed the June 2024 Financials and noted that the Operating fund balance was about \$298,000.00, with combined Reserve accounts totaling \$766,000.00.

MANAGERS REPORT:

Carl limited his Report and comments to Agenda items

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UNFINISHED BUSINESS:

- a) Update from Mike Reese from Vetted Security Solutions as regarding the install of the LPR/CCT cameras at the 6 points of entry into the community:

Mike attended the meeting via Remote ZOOM and noted that the system had been up and running since 7 13 24, with 24 hour remote on line live monitoring by Cooper City BSO, with all information collected, being recorded and kept in storage. Robbie noted that Rock Creek would be receiving from Cooper City, as noted at previous Board meetings, a \$65,000.00 Grant from Cooper City shortly, which would offset the costs of the install of the cameras. Robbie thanked Cooper City for their generous contribution to this joint collaboration between Rock Creek and Cooper City.

NEW BUSINESS:

- a) Review and Vote on insurance policy renewals expiring on 8 18 2024:

Both Karlene Lawrence and Elizabeth Fiegehen from Hub Insurance attended the meeting via Remote ZOOM and reviewed the renewal options, primarily for property, Liability, and Umbrella liability policies. Elizabeth noted that Hub had been able to present a renewal package almost identical in premium price to the current bundle of annual policies, expiring on 8/18/2024, without any loss in coverage limits or ratings of the carriers. Matt made a Motion that Robbie seconded, to approve the bundle of policy options, coming in at about \$173,000.00 annually. The Motion passed 7 to 0. Ron thanked the Hub team for their work on the renewal package.

BOARD MEMBER CONCERNS

Al spoke about the replacement or relining needed of the CMP pipe that discharges into the lake by 2825 Garden Drive. It was suggested that Carl reach out to Embassy Lakes to see if they have any upcoming CMP pipe projects, so as to achieve economic savings.


Ron asked Carl to provide the Board with a written summary of all utilized computer/Wifi instructions/codes/vendor list so as to create a Board liaison, who has access to all such information, in the absence of Carl and Office Manager Paula. Robbie volunteered to be the Liaison. Ron also asked Carl to provide Robbie with all information as

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regarding the back up and storage of all utilized data.

ADJOURNMENT: Steven made a motion to adjourn the meeting at 7:24 PM, his motion was seconded by Robbie and passed unanimously. Adjournment made at 7:24 PM. The next Regular meeting will be, (No August meeting), on September 18th, 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 Steven A. MASON DATE 
9/18/2024