

BOARD OF DIRECTORS MEETING MINUTES

October 16th, 2024

An in- person meeting and remote ZOOM option of the Board of Directors of the Rock Creek Homeowners' Association was held on October 16th, 2024, at 11700 Stonebridge Parkway, Cooper City, FL., 33026

CALL TO ORDER

Board President Ron Choron called the meeting to order at 6:33 PM and noted a quorum present via Remote ZOOM visual/video & in person.

Present:

Ron Choron
Robert Garcia
Steven Mason
Robbie Levine
Matt Cohenour
Jessica G. 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 Al Tello from the meeting. The Motion passed 6 to 0.

REVIEW & APPROVAL OF THE MINUTES OF THE September 18th, 2024, BOARD MEETING:

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

Neighbor of the Month:

Presented to Pierre and Marlene Ivey at 51 Forest Circle 11370 Wayne Drive for the exterior maintenance of their home and landscaping. 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

None at this time

Meet the Candidates night:

Rock Creek hosted Mayoral candidates James Curran and Miss Hofit Lottenberg for an open forum which including remarks from both candidates and an open Q & A session. Ron thanked both candidates for attending

ASSOCIATION ATTORNEY STATUS REPORT:

Mr. Nachman noted that 30 day letters had been sent out by the Rock Creek Office for those behind at least one quarter in their dues and that those that do not pay would be subject to a Pre-Lien letter from his office. Mr. Nachman also noted that Rock Creek continues to do property inspections and turns files over to him as needed, after two notices are sent to owners.

TREASURERS REPORT:

Robbie reviewed the September 2024 Financials and noted that monies invested in banks were limited to a maximum of \$250,000.00 per current FDIC insurance limits. Robbie noted that Rock Creek was within \$2000.00 of year to date budgeted and actual expenses, there was over \$800,000.00 in the combined reserve accounts and that the 2025 open Budget meeting would take place on November 6th, 2024 at 6:30 PM at the Rock Creek office.

MANAGERS REPORT:

Carl deferred to his written comments regarding all expenditures up for a vote and noted he had written Cooper City with a list of requests for consideration in budget years 2024/2025.

UNFINISHED BUSINESS:

- a) None at this time

NEW BUSINESS:

- a) Consideration of modifications to the Rock Creek, Inc. Architectural review Manual & Rules & Regulations:

Mr. Nachman noted that the proposed modifications were delivered via email or USPO to all owners 14 days prior to the meeting. Mr. Nachman noted that he had worked on the proposed modifications with Rock Creek staff and then with the Architectural Committee for input and comment as it had been over 4 years since the last time modifications had been implemented. The Board reviewed each item and then welcomed input from owners. Some changes were implemented after discussion between Board members and owners. Robert made a Motion that Robbie seconded to approve the Modifications, with some changes. The Motion passed 5 to 1 with Steven voting no.

- b) Review and Vote for mulching of about 475 tree rings on Stonebridge Parkway:

Robert made a Motion, that Robbie seconded to approve the quote for \$11,025.00 from Ozzy's Landscaping to include about 2100 bags. The Motion passed 6 to 0.

- c) Review and Vote to do pressure cleaning of City owned sidewalks on Stonebridge parkway and the 5 entry Blvds.

Robert made a Motion, that Robbie seconded to approve the quote from Reliable Pressure cleaning for \$9200.00, the Motion passed 6 to 0.

- d) Vote for a price not to exceed to replace the 2008 Ford F-150 truck:

The Board deferred a vote to the next meeting and asked Carl to get written trade in quotes

BOARD MEMBER CONCERNS

None at this time.

ADJOURNMENT: Steven made a motion to adjourn the meeting at 8:55 PM, his motion was seconded by Robbie and passed unanimously. Adjournment made at 8:55 PM. The next Regular meeting, (Budget meeting), will be on November 6th, 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 _____