

Roseate Court Association, Inc.

DATE: Thursday, January 19, 2023
TIME: 10:00AM
PLACE: PBC Clubhouse and via ZOOM

MINUTES

1. Call to order: The meeting was called to order at 10am.
2. Establish a Quorum and Proof of Notice: A quorum was established with the following board members present; Sally Oakley-Smith (ZOOM), Dave Murley, Sharon Skladany, and Jan Bourne. Proof of notice was provided in accordance with FL ST 720 and the association's governing documents.
3. Secretary's Report: Approve Prior Meeting Minutes December 15, 2022: MOTION made by Jan, seconded by Sharon to approve as presented with one noted correction, the Spectrum contract is effective 1/27/23. MOTION passed unanimously.
4. Treasurer's Report: Sally reported from the December 31, 2022, year-end financials. See attached report.
5. President's Report: Dave gave the report. See attached.
 - a. Arthur Morewood has agreed to work with Brightview on concerns.
 - b. Charlie Ramirez is the account manager for Brightview and has been at PBC for many years.
 - c. Mulch will be installed soon.
 - d. Terry's Tree Service will complete the palm tree trimming.
 - e. Reminder: blue bins are no longer for recycling. They are for landscaping debris and emptied every other Wednesday.
 - f. The Board unanimously approved the President's report.
6. Committee Reports: Doug Seely gave the ARC report.
 - a. Doug submitted a report to the Board regarding the roofing situation.
 - b. Irrigation should be working properly. Dave will follow up.
 - c. The RCA insurance agent, Statewide Condominium Insurance has advised the Association that, in the current market, it will be very difficult to obtain general liability insurance coverage adequate hurricane protection unless we replace all the 12- to 16-year-old roofs on each of our buildings. The Board has requested the ARC seek bids for this work from local contractors and six bids have been received. Each have now diligently reduced this choice to two contractors who combined reasonable pricing, an attractive discount and a willingness to respond

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to telephone inquiries. They also considered the reputation of the contractor regarding their ability to systematically organize and complete a project of this size. MOTION made by Dave, seconded by Sally to approve the Board to negotiate a contract with either Curry or Get Coastal and then present this contract for owner review and acceptance. This contract will be for replacing the roof shingles and underlayment in accordance with the Association's approved specifications. Upon signing the contract, each homeowner acknowledges that the Roseate Court Association assumes no liability for any aspect of the roofing or other work permitted by the contractor. MOTION passed unanimously.

7. Date of Next Meeting: Thursday, February 16, 2023, at 10am.
8. Adjournment: With no further business to discuss, the meeting adjourned at 11:35am.