

Rocaille Condominium Apartments
Board of Directors Meeting Minutes
August 1st, 2025

Paul Shapiro of USA Management called the meeting to order at 6:00 p.m.

Roll call: Alicia Rocco, Donna Reynolds, Peggy Stock, Michael Richardson and Anton Bednar.
A quorum was established.

Old Business:

1. Two new stainless steel panic bars were installed in two of the exterior doors.
2. New smoke detectors were installed in the units by Anton.
3. The trash chute sprinkler was inspected and passed.
4. ABC Back Flow repaired a leaking valve and passed the inspection.
5. Non-resident patio parties will require \$250.00 refundable security deposit.
6. The bike rack was relocated to the rear of the building.

New Business:

1. All of the proposed 6 Amendments have passed and will be recorded in Broward County.

Donna moved to approve the Amendments to the Declaration of Condominium.
Seconded by Michael. Vote: 4 - 1. Approved.

2. Rental survey results. Are you considering renting now or in the future: Tabled

In favor of renting: 8
Never rent unit: 3
No: 15

3. The installation of keypad locks requires a "Modification Form" and approval by the Board.
To request a Modification Form email usaservices@gmail.com.

4. The garage pipe replacement is estimated to be between \$60,000.00 - \$75,000.00.
May be covered under the SIRS Reserve. USA Management will secure additional quotes.

5. Extra Parking spaces:

Each unit has 1 assigned parking space. The Association has 3 parking spaces which are rented to owners for \$50.00 per month. A new committee "Extra Parking Spaces Committee," will appoint a chairperson, and come up with an equitable solution to address unit owners that have expressed interest in those 3 spots.

6. A manhole cover needs to be replaced for estimated \$295.00.

7. When the building was tented there was gutter damage. OnDemand is not responsible for the repair or replacement. The estimated cost is \$2,275.00. USA Management will secure additional quotes.

8. To replace the washers and dryers with Speed Queen equipment will cost estimated \$11,700.00. USA Management will secure additional quotes.
9. The Association budget \$2,300.00 for landscaping for the year 2025. Peggy presented the Green Leaf proposal for \$6,900.00. Tabled.
10. Do not leave discarded recycling bags on the top of the recycling containers. Plastic bags are not to be placed in the recycling containers.

Committee Reports:

Roof Committee: Anton is reviewing the cooling tower contract.
USA Management will secure additional quotes.

Improvement Committee: Tabled

Peggy discussed the following:

Removal and replacement of the unit numbers on each door. This will require the sanding and painting of each door.

Replace light and electrical plate covers.

Replace storage closets, trash rooms and laundry rooms doorknobs.

Replace dirty scussions in laundry rooms.

A storage room has exposed telephone wires. Peggy looking into alternative since AT&T is not responsible.

Adjournment:

Donna moved to adjourn. Seconded by Alicia. Vote: 4 - 1. Approved.
The meeting was adjourned at 7:20 p.m.

USA Management
Unapproved Minutes

Reminders of what's Due:

1. Unit Owner Contact Forms, give to Alicia Rocco or email back to rocailleboard@gmail.com. If you need them, email us at that same address.

2.Maintenance Fees due Oct 1

Rocaille Communal Living Reminders:

1. If you see something, say something.
2. Do not park backwards in garage.
3. Do not pour ANYTHING other than liquid (no grease) down your drain.
4. Owners cannot take on common property projects without Board approval.
5. Contractor CANNOT perform work in your unit on the weekends. They will be asked to leave the building.
6. Utilize guest parking tags on the side of the building so we know you have guests.
7. Clean up after yourself in the pool area (ex. food droppings attracts more ants).
8. Do not bag recycling.
9. Late fees & interest applied to all late payments.
10. Contact YOUR OWN licensed and insured plumber and/or electrician if you have an issue in your unit.
11. If you experience an in-unit issue as a result of someone living above you, contact usaservices@gmail.com.
12. You are responsible for what's behind your unit door. That door itself is property of the Association. Do not modify your door without consulting the Board first.