

# ROSEATE COURT HOMEOWNER, INC.

## BOARD OF DIRECTORS MEETING AGENDA

**DATE:** December 12, 2024  
**TIME:** 1pm  
**LOCATION:** PBC Clubhouse and via ZOOM

**Join Zoom Meeting**  
**<https://us06web.zoom.us/j/93469155129>**

**Meeting ID: 934 6915 5129**

1. Call the Meeting to Order
2. Establish a Quorum
3. Approve Previous Meeting Minutes
4. President's Report
5. Treasurer's Report
6. New Business:

**Review and approval of a special assessment** of the membership for post hurricane repairs.

The HOA does not know the final cost at this time. This special assessment is to continue to fund the post-hurricane repairs and cleanup according to our governing documents.

This first hurricane special assessment will be \$108,000, spread across all 54 units. If approved by the Board of Directors, each member will be assessed \$2,000 with a due date of January 15, 2025.

Please see the letter included with this agenda for important details on how the management company and Board arrived at this assessment number, after much discussion and due diligence. Letter also contains information about filing a Loss Assessment of \$2,000 with your HO-6 (Homeowner's) policy.

A second special assessment will need to take place in the new year (probably March) when all damage costs are known and all invoices have been received. Second assessment is projected to be not greater (hopefully less) than the first.

*Please note: If your unit is pending sale, the \$2,000 assessment must be paid in full and an additional escrow amount of \$2,000 will be collected prior to closing.*

7. Owners Comments
8. Adjournment

Submitted by:  
Nicole Banks, LCAM  
Sunstate Management  
On behalf of your Board of Directors