

**Minutes of the Rosedale Master Homeowner's Association Board Meeting  
September 8, 2022 – via Zoom**

The Rosedale Master Homeowner's Association Board meeting was held on Thursday, September 8, 2022 via Zoom.

With a quorum present, meeting was called to order by Peter Ingrassia at 2:02 PM. Notice was posted in accordance with Florida State Statute F-720.

**Directors Present:** President – Peter Ingrassia, Vice President – Jim Lamy, Secretary – Chuck Allen, Treasurer – Bob Eisenbeis, Director – Fred Booth, Director – Ed Mazer. Director Sigrid Seymour was unable to attend.

**Approval of BoD Meeting Minutes August 11, 2022:** Ed Mazer made a motion to approve the August 11, 2022 minutes. Bob Eisenbeis seconded the motion. All in favor; motion carried.

**President's Report:** Peter Ingrassia reported:

- In-person board meetings: There is availability at the clubhouse for board meetings; however, timing of meetings would need to be moved to Thursday mornings instead of afternoons. Peter, Ed and Chuck will meet with Miller Results to determine technical needs to have a hybrid meeting. We will continue to conduct Zoom meetings to accommodate those unable to attend, and will still need Zoom attendees the ability to see, hear and speak at the meeting and those in attendance to hear them.
- Peter acknowledged all the work that our committee volunteers do for the community. We are very fortunate to have such talented people assisting on the various committees and areas of need within the community. 53 people put a lot of time and effort into their “jobs” making this a better community. Without them, we'd be paying a lot more in annual fees to handle what they do for us.

**Treasurer's Report:** Bob Eisenbeis gave the report.

**Committee Reports:**

**Cable Committee:** Jim Lamy gave the report. Jim referenced a chart showing the consultation and installation status of homes in the community. 196 homes have yet to have a scheduled consultation session with Hotwire. Without a consultation session, Hotwire is unable to complete the home installation. This step is needed so Hotwire knows what is needed for the resident. Failure to do so may result in installation not being completed by the September 30<sup>th</sup> Spectrum cut-off date.

Of the 886 homes that have had a consultation, 281 have completed the install, 465 are scheduled and 139 are being scheduled. Jim and the committee meet weekly with Hotwire, and Hotwire

assures them that installation is running as expected and at the same time pace as they've experienced in other communities.

Spectrum has issued a letter to all Rosedale residents with notification that their cable and internet service will conclude at the end of the month. Cablegram has also been issued to the community. It should be noted that residents are responsible for getting their Spectrum equipment (router, cable boxes, remotes, cables, etc.) back to Spectrum. One can take their equipment directly to their offices on SR64 or use UPS to ship equipment back free of charge. It is also advised that you contact Spectrum to ensure your account is closed so no retail charges will be accessed after September 30<sup>th</sup>.

**Roads Committee:** Tom Tangney gave the report. Tom stated that there is a temporary stop sign at the corner of 88<sup>th</sup> St. E and 52<sup>nd</sup>, replacing the bent sign post. Vendor thinks they can repair the bent post, saving us \$5-700 on the job.

Three depressions holes on 88<sup>th</sup> St. E were diagnosed by our engineer and repaired by our vendor ANJ. Cost was \$5,850 plus an additional engineering charge, which is not expect to be large. This was a reserve cost. Several other depressions have since been discovered: 49<sup>th</sup> Ave at a sewer intact; 88<sup>th</sup> and 49<sup>th</sup> intersection; and in the 5200 block of 88<sup>th</sup>. Therefore, committee is recommending increasing the reserve budget for sewers and subsidence in the 5-year plan be increased from \$10,000 to \$20,000 per year.

The remaining lights for the mailbox stations have arrived and should be installed within the next week. Tom and Chuck Allen will verify that mailbox numbers have already been installed on all the mailbox stations except those in Westbury Lakes. These stations need numbers ordered, which has been done.

ADA mats for the Legacy and Highlands crosswalks will be installed late September / early October.

Committee received a bid from Lykins Signtek for both rebuild of the 44<sup>th</sup> Ave. entrance monument and refurbishment of the SR70 front end monument. Estimated cost will be \$75,000, of which approximately \$50,000 is for the new structure at 44<sup>th</sup> Ave entrance, \$20,000 for refurbishment and new signage at the SR70 entrance, and the remainder as permit fees and taxes. This funding will come out of reserves. Upon approval of contact, project is expected to take 90 days, although majority of this item will be allocated to permitting and materials procurement. Chuck Allen moved that board accept this bid and authorize Lykins Signtek to begin the project. Jim Lamy seconded. All in favor; motion carried. Tom will work with landscape committee on timing of repair work, as they are also looking at phase two finalization of their restorative project.

Tom asked for approval for painting of the south Malachite wall for \$7,450, which will come out of reserves. Contractor is Cape Coral. Fred Booth moved to approve expenditure. Jim Lamy seconded. All in favor; motion carried.

**ARC Committee:** Peter Ingraffia gave the report. Peter stated that 23 requests had been reviewed in August, with three under review.

**Landscape & Irrigation Committee:** Cheryl Smith gave the report. The approved palm trimming along 87<sup>th</sup> St. E will be done on October 6<sup>th</sup> by Cleancut Tree. As approved by board last month, the dead oak tree and root ball located in the Eastwood Park circle was removed and a 25-gallon Shady Lady Olive tree was planted instead, as well as planting grasses where the cardboard palms were removed.

Cheryl asked for a resolution to apply for a Manatee County \$10,000 grant for landscaping improvements at front entrances for 2023. This is a 1:1 grant offered by the county and the same grant that SWM has applied for in the past for invasive removal. After discussion, it was decided to have SWM apply for the grant instead of landscaping. 2023 will be the fifth year of a 5-year plan for invasive removals. Therefore, board approves having SWM apply for the 2023 grant for invasive removal.

Cheryl had two additional funding requests. There are two dead pine trees along 87<sup>th</sup> Ave. As Cleancut Tree will be trimming the palms in this area October 6<sup>th</sup>, committee secured a bid to remove these two trees now. Bid came in at \$1,500 to remove both trees and grind the stumps. There also are 4 dead Ligustrum trees, a dead Jatropha tree, and several dead holly bushes at the SR70 4-way stop entrance area. Teal can remove these for \$1,100. Fred Booth moved to approve the funding. Chuck Allen seconded. All in favor; motion carried.

**Stormwater Committee:** Gary Schaefer gave the report. Committee met with the new SWFWMD team on August 25<sup>th</sup> to gain approval and sign-off for swales and changes in classification for Pond 5 in the Links. SWFWMD agreed the swale work addressed their concerns and approval will be pending a submittal by Cooper Engineering documenting work completed. However, SWFWMD rejected Cooper Engineering's proposal for Pond 5 as being inadequate and non-responsive to their concerns. Gary asked if a recalculation of nutrient removal requirements using better field data would be acceptable. SWFWMD said yes, it would. Gary also asked about using swales instead of Pond 5; SWFWMD said maybe depending on the approach and calculations. Gary has directed Cooper to accept or reject his nutrient recalculation approach and submit it to SWFWMD before proceeding with any additional work.

Issue was raised by residents about how builders repaired some of the swales. Question raised if this was a reserve expenditure and how do we fix them. Bob Eisenbeis confirmed we do not have a reserve line for swales. Committee felt fixing swales as a one-off would be very costly. SWM is recommending inspections by an engineer on an annual or bi-annual basis and determine needs for maintenance and repairs, then repair all at the same time at a much-reduced cost. Board agreed. Committee will develop proposal and process.

Invasive removal project will start early October. This is phase 4 of 5. As noted earlier, board has approved SWM submitting a proposal for the \$10,000 Manatee County grant for invasive removal in 2023.

Repair work on Pond 19, as discussed and approved in August, will begin early October. The no-mow area around Pond 9 in the Links has been trimmed down to mowable height. The removal of the spike rush will take place once the committee selects contractor for rest of 2023 aquatic plantings.

**Community Access Committee:** John Sasa gave the report. Now that speed camera is up and running, committee has placed camera in 6 different locations throughout the community. Report given to board contained 240 incidences over a 2-week time-period. With that, Chuck Allen outlined the process which will be followed moving forward:

1. During the month of September, warning letters will be emailed to all offenders each time their speed is recorded as exceeding the posted speed limit. Details of the time, location, license number of the vehicle and speed recorded will be documented.
2. Residents are responsible for the conduct of their guests, including speeding. If a guest is caught speeding, the letter will be sent to the resident noting the offense of the guest.
3. Those residents speeding multiple times in September will receive multiple warning letters.
4. BEGINNING OCTOBER 1, warning letters will no longer be issued; rather violation / fining letters will be mailed. The process for these notifications will be as such:
  - a. October 1-10: access committee compiles report of captured speed infractions and submits to the compliance committee by Monday evening.
  - b. Tuesday, October 11, compliance committee reviews list and prepares submission for board approval of fining notices.
  - c. Thursday, October 13, board reviews list and authorizes fines to be assessed. List is given to RPM.
  - d. RPM merges list into violation letters and mails to impacted individuals. All mailings will be completed by the end of the day Monday following the board meetings. Those individuals will have details of the infraction, amount of the fine, and date of payment. Information to request a hearing, if so desired, is also included in the letter. Notification of request must be given to RPM four days in advance of Hearing Committee meetings.
  - e. Hearing committee meets the first Friday of every month at RPM's office. If someone is asking for a hearing, there are two possible outcomes:
    - i. Your request is approved and you have no fine. Violation will be removed.
    - ii. Your request is denied and you have to pay the fine. Fines will be due 5 days after the hearing date.

The process will repeat in subsequent months. However, access committee will now have new full month of speed data to review and submit. Speed program will be updated on HOA website.

Vendors will be notified of speed infractions as well. Repeated violations could result in refusing vendor access to the community. Board encourages residents to notify their vendors that Rosedale is taking speeding seriously and inform them of potential speeding consequences.

John reported incidences of improper leasing of rooms within the community, with no leasing agreement on file and tenants improperly registered as permanent guests. Standards committee

has proposal on updating recent approved rental guidelines. Working with these, Access committee will no longer enter a lessee / tenant into the system without confirmation of a lease approved by RPM. Entry privileges will be granted as a temporary guest of registered homeowner. Also, permanent gate passes will be granted initially for 30 days. After 30 days, gatekeepers will fill out a brief questionnaire during next entry after pass expiration and before issuing a more permanent guest pass.

**Communications Committee:** Ed Mazer gave the report. Ed reported committee is working on updating user-friendly guidelines for the CC&R's.

**Lighting Committee:** Chuck Allen gave the report. Lighting along 87<sup>th</sup> St. E entryway continues to be a problem. Lights along west side of road (Westbury Lakes side) are working correctly, but lighting along the east side by the golf course is not. There are various transformer and electrical line issues. Committee is seeking other contractor bids for more permanent solution to this problem rather than the current band-aid approach. Committee will also include the lighting at the Highlands round-about for improvement considerations.

**Community Standards and Practices:** Jim Lamy gave the report. Task force was created to develop clarification around recently approved leasing and renting CC&R changes. Committee brought forth two documents – a Homeowner's Leasing Information document, and a Lessee Application for Lease or Rent document. Jim Lamy moved that the board approve these documents for future use for all rentals and leasing agreements. Peter Ingrassia seconded. All in favor; motion carried.

Committee is also recommending three specific paragraphs be included in all lease documents. These include Hold Harmless, Rules & Regulations and Bylaws, and Association's Right to Demand Rent statements. This information will be put out on the website and is recommended to be included in all Welcome Packets given to new homeowners within Rosedale.

Jim moved on to a concern that there are a number of properties currently being rented or leased without the proper documentation. Jim is recommending sending an email out to the community, asking anyone who is renting or leasing a property and has not filled out the Homeowner's Application to do so and send it to RPM. He is also recommending that we grandfather tenant/lessee applications for those in rental agreements as of this time. However, once the rental / lease is up, homeowner must adhere to the new policies. Jim Lamy moved that the Master accept existing leases without background checks and return information for those currently renting or leasing, provided that the homeowner sends in this form to RPM. Homeowners will have 30 days to comply. Failure to do so will result in non-compliance and potential fines. Peter Ingrassia seconded motion. All in favor; motions carried.

**Compliance Committee:** Fred Booth gave the report. Committee brought 3 fines for board approval:

1. A homeowner has been renting rooms within her home, which is a violation of our CC&R's. Owner has been legally notified and has not complied. Fred Booth moved to accept the committee recommendation of the posted \$100/day fine from the date of the

notice by our attorney, August 17, 2022, bringing the fine to \$2,400. Chuck Allen seconded. All in favor; motion carried.

2. Fred Booth moved that the board accept committee recommendation of a \$50 fine for a resident not cleaning their driveway. Resident has had several notification letters with no action being taken. Jim Lamy seconded. All in favor; motion carried.
3. Fred Booth moved that the board accept committee recommendation of a \$50 fine for resident not trimming palm trees after several notifications. Peter Ingrassia recommended adding a time parameter to this motion, asking resident to either have work completed by September 30<sup>th</sup> or have written confirmation of vendor scheduled to work in near future. Fred Booth agreed to addition. Jim Lamy seconded motion. All in favor; motion carried.

With all committee reports given, and no old business to cover, Peter Ingrassia moved on to new business.

### **New Business:**

- Irrigation Committee Charter. Chuck Allen moved that the board approve the charter for the newly formed Irrigation Committee. Peter Ingrassia seconded. All in favor; motion carried. Ed will update website to remove irrigation now from landscape responsibility and add the new irrigation charter
- The Speed Enforcement program was discussed during the access committee report and nothing new to report.
- The Rental and Leasing process was discussed during the community standards report and nothing new to report.
- Fine/Violation: This form is on our website but needs updated with new speed program. Chuck Allen will re-create from and add the speed fines to the list. Once complete, he will circulate amongst the board for final approval, then Ed Mazer will post to the HOA website.
- Proposed Villas in May 2022, Peter Ingrassia and Jim Lamy met with Pat Hogan of 4141 Development to discuss development of land by the golf clubhouse. Peter and Jim were given a proposed drawing of 11 villas – 10 attached units and one free-standing – that would be accessed via the golf course parking lot. Following this meeting, this information was sent to our legal counsel for review. Counsel's opinion was this would require changes to the CC&R's and other documents requiring approval of the Rosedale residents. Peter asked for board input. Bob Eisenbeis responded that he could see no benefit to the community, but potentially an increase cost burden and was not in favor or further development of this area. Jim Lamy agreed. Bob further stated counsel's concern of current homeowner's dilution of ownership of common grounds with the addition of these units. While minimal, still a dilution and a concern for the residents. As this change would require a majority of residents to approve, he felt most residents

would not approve. Fred Booth and Chuck Allen agreed. Peter voiced concerns regarding the proposed villas being required to have a social membership at the club. With the current lawsuit from the Links on this issue, Peter felt board approval of this villa project would no longer put the board in a no-bias position. All agreed. Peter asked for a question: Are members of the board in favor of considering this project at this time? All members voted negative.

- Traffic Engineer: the Lena Road and 44<sup>th</sup> Ave. Expansion Committee, led by Fred Booth, recommends hiring Jason Utley as a traffic engineer consultant to assist with their efforts. The majority of Jason's professional experience has been served as a planner and project manager for government entities in the State of Florida. He also came highly recommended by our current engineer consultant, Rick Schappacher. He can be hired at an hourly rate of \$125/hour. As we only have \$3,000 in our engineering budget for the remainder of this year, this is recommended as the best way to get the level of expertise we need in a short amount of time. Fred Booth moved that we hire Jason for this area of service and expertise. Peter Ingrassia seconded. All in favor; motion carried.

**Adjournment:** Bob Eisenbeis made a motion to adjourn meeting. Chuck Allen seconded the motion. All in favor, motion carried. Meeting adjourned at 4:45 PM.

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Chuck Allen, Secretary

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Date