

From: Ed Mazer, Communications Committee <Communications@RosedaleMHOA.com>
Sent: Monday, November 25, 2024 8:55 AM
To: Edward & Charlene Mazer
Subject: Recap of Rosedale Master Board meeting on November 23rd, 2024



Rosedale Master Homeowners Association

www.rosedalemasterhoa.com

Recap of the Rosedale Master Homeowner's Association Board Meeting November 21, 2024 – via Zoom

Recap written by Chuck Allen

This is a recap of the October Rosedale Master Homeowner's Association Board meeting held Thursday November 21, 2024 via Zoom. It is not the official minutes of the meeting, but rather a recap to provide additional information of the discussions during the meeting to better inform Rosedale residents. Additional information can be found by viewing the committee reports found on the Rosedale Homeowner's website.

With a quorum present, the regular monthly board meeting was called to order by President Peter Ingrassia at 2:03 pm. Notice was posted in accordance with Florida State Statute 720. Including board members and Resource Property Management, 31 people were in attendance.

Directors Present: President – Peter Ingrassia, Vice-President - Sigrid Seymour, Secretary - Chuck Allen, Treasurer - Brian Fischer and Directors Ed Mazer, Scott Boyd and Rich Toscano.

Approval of BoD Meeting Minutes October 17, 2024: Ed made a motion to approve the October 17, 2024 minutes. Sigrid seconded the motion. All in favor; motion carried.

President's Report – given by Peter Ingrassia:

1. Debris pick-up continues throughout Manatee County. Per information on the website, as of November 20th, 36 truckloads have been removed

from Rosedale. We know there is still more to be done throughout the neighborhood. The website also shows Rosedale as “next” on their clean-up list, although timing on “next” is unknown. We have been informed that FEMA will be working over the Thanksgiving weekend, so there is a possibility that they may be in Rosedale. To date, we’ve already spent \$73,000 on Hurricane Milton clean-up and expect the final bill to be over \$100,000. This is just for the clean-up of Rosedale common areas.

2. The board and committees have been working on the 2025 budget and will have a recommended budget proposal soon. A special board meeting has been set for December 11, 2024 at 2:30 PM to adopt the 2025 budget. Residents will receive a mailing from RPM prior to the December 11th meeting with the proposed budget and an explanation recap that has accompanied the budget the last several years.
3. A Town Hall has been set for Monday, December 2, 2024 at 3:00 PM to review and discuss the 44th Ave extension project and fence proposal. Information that has been shared in past committee reports will be presented and residents will be able to ask questions and provide feedback.
4. A reminder to all residents – we will have 4 open board positions to fill in 2025. The board adopted a staggered 2-year term for board members in 2023, and at that time, the top four vote-getters received a 2-year term. This year (2024), we elected 3 officers for a 2-year term, so 4 will be elected in 2025. Peter encouraged residents to consider running for the master board. We’ll be asking for candidates to submit their resumes and qualifications in January.

Treasurer’s Report – Brian Fischer:

Brian reported that as the end of October, total assets were \$1,986,198, of which operating cash was \$826,963 and reserves were \$1,159,235. We have \$19,287 in delinquent maintenance fees.

The additional expense of Hurricane Milton clean-up has put a strain on discretionary spending. Finance is working closely with the board and committee members to prioritize remaining available funds for 2024 projects.

As has been reported, an updated reserve study was conducted. Changes were made to adjust and modify outlying years expected needs and expenditures, as well as the expected inflation and interest rates. Input for inflation and interest rates were supplied by both the reserve advisors as well as our association financial advisor at Morgan Stanley. The one consensus from the experts was that long-term averaged inflation rate would be higher than originally planned. Funding for 2025 is recommended to be

\$410,000. Brian moved that the board approve this recommendation for the upcoming budget. Peter seconded. All in favor; motion carried.

As has also been reported, the finance committee uncovered a \$50,000 outstanding liability to the reserve account. \$50,000 was paid out of reserves in 2015 for an operating budget expense and never repaid back to the reserve account. The finance committee recommended this amount be re-paid to the reserves over the next 5-years as an additional \$10,000 reserve payment in the annual budget. Brian moved the board approve this recommendation - \$10,000 to be added to the reserve funding for 2025 and \$10,000 added each year through 2029. Ed seconded. All in favor; motion carried. In discussion, concern was voiced if this board could commit future boards for such a payment. Consensus was the board could, and if future boards wished to change decision, they could vote otherwise.

Committee Reports:

New Infrastructure Committee – Chuck Allen reporting:

Chuck moved to approve \$10,250 for the Q4 pressure washing cleaning. This is the final payment of our 3-year contract. Areas of focus will be the SR70 gatehouse and front entrance and trouble spots in Legacy and the Links areas. Rich seconded. All in favor; motion carried. Chuck stated that a new vendor will be selected for 2025 at a considerable savings, and we won't start contract until second quarter, which will result in additional savings for 2025 budget purposes.

Chuck moved to approve \$14,780 to address two drainage issues off Carnoustie and Baltry Court, and a sinkhole issue off Doon Valley. Rich seconded. All in favor; motion carried. This is an approved reserve expense.

Chuck reported that all stop signs and posts damaged by Milton had been replaced. The final cost was \$3,891, which was a \$600 savings over original estimate. Bids are being secured for repair and replacement of the remaining 28 damaged signs and posts. A handyman has been secured to cut up and removed the current damaged posts and debris. This should be completed Saturday.

Work has begun on the painting project. Curb facings and mailboxes have all been completed. The 44th Ave. monument sign has been completed, and the SR70 sign is being done now. The entry medallions to the Highlands and the Links are being re-painted. Painting of the gatehouse roofs has been postponed until roof repairs can be made.

The gatehouses received several updates / repairs. The ceiling fans approved last month have been installed. Repairs were made to a malfunctioning exhaust fan and the exterior lights at the 44th Ave gatehouse. New deadbolt locks were needed at both gatehouses. 44th Ave was easily repaired, but the SR70 door is rotted and needs replaced. Committee will assign this to a 2025 project.

The bid for pond 12 bank restoration came in at nearly \$20,000, which was more than expected. The decision was to postpone this project to 2025.

ARC Committee – Peter Ingraffia reporting:

Peter reported the committee met three times in October and reviewed 38 requests, up significantly from the 12 requests in September. This increase was primarily driven by new cage requests as a result of Hurricane Milton damage. Peter stated that none of the requests were denied.

To further improve the request application process, the committee agreed to streamline the approval process for new cages. The color for cages has already designated as either bronze or white, unless a local HOA has different restrictions. If resident is rebuilding their cage back identically as it was before, then no new ARC is needed. If any changes are made, i.e., a door position is changed, or adding in panoramic view screens, then an ARC form is needed.

Landscape Committee – Sigrid Seymour reporting:

Sigrid moved to approve Brown's Tree Service for \$2,450 to trim the palms along the Highlands / Links walls by the soccer fields and the irrigation pond. Chuck seconded. All in favor; motion carried.

Sigrid moved to approve \$25,000 to Teal for additional hurricane clean-up. These funds will be used to hire a cherry-picker truck to trim off broken branches in the trees in the common areas, remove the trees on the wall along Baltry Court, and do stump removals. Chuck seconded. All in favor; motion carried.

Sigrid stated that the community lost oaks in the dog park and in Eastwood Park, and a bottle brush at the 44th Ave entrance park. Funding have been recommended for these replacements in the 2025 budget.

Sigrid stated that the committee may push out the 44th Ave restoration project to 2026 when the 44th Ave extension project is completed. Plants that were previously distressed are recovering better than expected. Therefore, committee will not seek the Manatee County grant in 2025 but defer to 2026 at this time. Brightview will be installing a bougainvillea on the trellis at the 44th Ave monument.

Annuals were installed by Teal last week. Pine straw will be laid in the next couple of weeks. The wood chips from the clean-up measure piled along 87th St will be spread out over the area first week of December.

Community Access Committee – Rich Toscano reporting:

The radar was not put out in the month of October due to the hurricanes and subsequent clean-up efforts. Program resumed November 1st.

The team continues meetings with Securitas as the new company and systems are being installed and implemented. To date, things have been running smoothly.

The team continues to research options to mitigate speeding issues on 87th St and Tobermory Way.

During the month of October, the committee processed 17 requests, 6 of which were related to leases, access, warranty deeds and barcodes, 4 relating to gate security and meetings, 4 relating to resident / attendant issues, and the remaining requests handling gate malfunctioning or damage issues, and communications committee support.

Rich brought forth the issue of estate sales and managing people coming to the event. Requests had been made to put signs at the road announcing the estate sale, and then let anyone come in saying they were going to the sale. Rich was not in favor of doing such. Peter stated that we had a policy for such sales that has been very successful. Those conducting an estate sale needed to supply the gatehouse with a list of attendees, who would check-in upon entering Rosedale. If they were not on the list, they could not enter. Ed stated that the new TekWave system allowed people to create party lists, so residents could make one list and send each invite a QR code for entry. He will update the website on these policies and procedures and highlight this new capability.

Communications Committee – Ed Mazer reporting:

Ed reported business as usual. 10 blanket emails were sent to the community in October. The committee responded to 10 inquires in October. The website was updated with the new information on TekWave.

Ed congratulated all those involved with the TekWave conversion which occurred on Monday, November 18th, stating the switch-over ran very smoothly. He stated the biggest change for residents is that they need to go into their personal visitor's lists and add mobile phone number so a QR code can then be sent to their guests.

Lighting Committee – Chuck Allen reporting:

The landscape lighting on the 87th St runway and under the oak trees at the SR70 entrance has all been fixed, as well as the lighting at Malachite and Tobermory and the Highlands Circle.

Holiday lights have all been installed and will be coming on right after Thanksgiving.

Community Standards and Practices:

Nothing new to report for this month.

Insurance Report:

Nothing new to report for this month.

Compliance Committee – Fred Booth reporting:

Fred provided a report of the Hearing committee. Meeting was held November 8th. No one appeared to contest their fines. One resident submitted a written request, which was reviewed by the committee. Committee affirmed and upheld the fine.

As the radar was not put out in October, there were no speeding fines that needed to be considered.

There are several outstanding violations that have gone past their comply date. They need to be checked on and reported to the board for possible action.

There is an issue in HD-1 concerning the proper screening of equipment. Fred asked if there was a standard that compliance could refer to for such situations. Peter reiterated that our CC&R's state that equipment must be screened, and plantings must be as tall as the equipment they are screening at the time of planting. So whatever size plant is needed to accomplish this requirement. Details are noted on the website. Compliance will follow up.

Fred ask for clarification concerning the number of violation letters that would be sent by RPM. Peter stated there would be three letters: 1) first letter describing the violation and the date to have situation fixed; 2) if not done, then a second letter assessing the fine as approved by the board and the hearing date for the resident to appeal; and 3) and if violation is still not cured, then the findings of the hearing committee affirming the fine and amount due.

Fred stated that the committee has decided to wait until January 2025 to do visual checks of roofs, driveways and trees that need trimming. Sigrid suggested a communication be sent out letting residents know of this action so

they could be proactive. She will work with Fred on creating a write-up to publish.

44th Ave. and Lena Road Project Committee – Fred Booth reporting:

Fred stated that the committee is awaiting a response from our new District 5 Commissioner Bob McCann on a possible visit before Christmas. Purpose of meeting is to bring him up to speed on our concerns regarding Lena Road traffic impacting our 87th St. entrance and exit area. Also, will share concerns about SR70 westbound and Lena Road intersection and the traffic issues this new interchange has created.

It has been confirmed with Chad Butzow, the head of Manatee Co Public works, that there will be a traffic light at or 44th Ave entrance / exit area when 44th Ave is completed and open to traffic.

Bill Moran, Scott Boyd, and several members of Links 1, HD-1 and HD-2 met with two members of the Parks Committee concerning the new lighting being placed in the soccer field next to Rosedale. Scott reported that while the committee was trying to get lower poles installed (40' verses the approved 70'), they were told that the 70' poles had already been ordered and approved. However, the park members explained that the higher lights enabled the lighting to be focused downward and now outward, and actually created less spillage / over-reach than if they were on 40' poles.

Scott stated the county offered to install a berm and landscape canopy the entire length of the Rosedale west wall, which would provide light and sound insulation from the fields. All agreed this would be beneficial, but reiterated that plantings would need to be away from the wall to allow access to the wall for maintenance, plantings would need to be mature to provide relief as quickly as possible. County agreed to work with a licensed landscape architect and provide Rosedale a suggested plan for the berm and plantings. County representatives stated the fields were scheduled for an irrigation update for the summer of 2025, so this would be a great time to do this project.

The group did a short road trip and visited properties adjacent to the wall to view the light impact on residences. The county recognized the impact, which led to further discussions of possible baffles or shields being placed on the lights. County will look into this with the lighting vendor.

Group also discussed sound impact from organizations using amplified sound equipment. County officials agreed to investigate this and work with compliance to mitigate the impact of this nuisance.

Chuck moved on to provide a security update and recommendations on the work being done on the 44th Ave project. He recapped the situation and the

work the committee has done researching the various options. He stated the committee had ruled out any PVC fencing as being too vulnerable to wind and hurricane damage and being aesthetically unpleasing. A cement wall would be preferable, as it would match most of the existing exterior walls throughout Rosedale, but the committee had found that the cost would be 7-10 times higher than an aluminum fence option, as well as dealing with some difficult, if not impossible, operation and construction issues. The committee is recommending an industrial grade aluminum fence. This is for both the section along 44th exposed by the recent extension construction of 44th Ave and to finish off the fence at the 44th Ave. entrance to secure the current gaps and provide a gate for the sidewalk entrance.

Chuck moved the board approve \$72,000 for this project to hire Precision Gate as our vendor for this project. Chuck stated he believed we needed to make this decision now to get on the vendor's construction schedule (vendor already out to late January with recent hurricane work), allowing time to secure permits and material, and to work with an access window the county will have which will allow the construction vendor to use 44th Ave rather having to go between the homes on Marabella. This will allow construction to occur possibly in February 2025. Chuck stated we would need to provide a 50% downpayment, and this funding would come from reserves. He also stated that this project was originally funded in 2025, but stated we would be simply splitting the assigned cost between 2024 and 2025 – adding \$36,000 to reserve spending in 2024, but reducing reserves spending by the same in 2025. Rich seconded the motion. All in favor; motion carried.

Chuck stated that there would be some landscape work needed prior to the construction, and the landscape committee had that in their 2025 plans. The oak trees will all be trimmed and the dead hedges will be removed prior to construction. Once fence is completed, replacement hedges will be planted.

Manager's Report – Christine Farnham reporting:

Christine provided a report on various projects and issues. She reported that the vendor would be out next week to provide an estimate for the tile repairs on the two gatehouses. The vendor for the fence repairs for damaged fence in Sweetbriar and Westbury Lakes states they would not be able to provide an estimate until January; we will look to contact other vendors. The back flow on Royal Dornoch did not pass inspection; repair has been sent to the plumber. Infrastructure committee has received one estimate for street repairs; Christine wondered if she should get more now or hold off. Chuck encouraged her to get them now, so we could plan for this repair early 2025.

Christine inquired about the status of SWFWMD inspections and next steps. Sigrid responded that she needed to follow up with this. She also stated we needed to be sure Admiral was on schedule to mow Pond #5 in the

Links flush to the ground, and then do so each quarter for the remainder of the year.

Brian asked that RPM ensure that Vantica is updated with all the current contracts. Chuck stated we also needed to work with committee chairs to ensure work estimates and contacts were also submitted for proper documentation within Vantica.

Christine provided an update on the Corporate Transparency Act. Due to the recent storms, the deadline for submission has been extended to July 1, 2025. RPM is working to assist the master board members with registering with CTA.

Chuck asked if information could be provided for the local HOA's who also need to submit to the CTA. Christine stated she would get a website for locals to access and submit their information. Scott stated that his HOA was using their local HOA attorney for guidance and assistance in submitting this information and encouraged other HOA's to do the same.

As was mentioned in the past, Debbie Reinhardt had offered to hold training for the local HOA's. Christine asked if local HOA's were still interested. Chuck stated that, at the time, Debbie had yet to be confirmed as a licensed trainer – was she now? Christine will confirm. Once confirmation is received, Chuck will reach out to local HOA's and determine if there is still an interest for such training. Scott inquired as exactly what the training would be – would it be simply a session on what the new laws were, or would it walk locals through what they needed to do to be in compliance with the new laws. Christine will follow up.

Ed commented on discussions the board had had on committee reports. Several residents had commented that report were not being uploaded in a timely manner. Ed stated that a process had been put into place for committee leads to submit reports by the Friday prior to the monthly board meetings. Christine will follow up with those not received. Intent is to have reports posted on the website no later than the end of day Monday of the meeting week.

With no old business to discuss, and all new business handled in the committee reports, Peter opened the meeting to any resident's questions.

Susan Hetzler had three comments:

- She stated that there were many websites that provided information concerning the CTA that local HOA's could access. She also stated there were many webinars that were posted for the educational credit that new board members now need to be compliant with the new

legislation. However, she has found after taking the classes that she was unable to get credit – it appeared as if the course and credit only applied to CAM's (property managers). She was concerned with how to get credit for attending. It was discussed that the courses may not yet have been certified for local HOA's and that is why no credit was available to her. Christine stated that this educational requirement and courses were still being worked on by the governing body responsible for this action.

- Susan thought the new monument colors looked great, and liked the update on the mailbox kiosks.
- She asked why we used white paint on the island bullnoses rather than yellow. Chuck responded that the committee had decided to keep with the current white color we had on most of the locations, that we'd leave the yellow color for the exterior / county markings, and the committee felt the white looked better than the yellow. Susan asked if the white paint contained silicone to better reflect at night. Chuck said he would get an answer for her.

Paul Green gave kudos to Ed Mazer and the team for the TekWave conversion. He felt the team had done a great job with communications to residents to keep abreast of this conversion.

Rich Toscano inquired as to who our exterminator was for the gatehouses. He asked if the exterminators could also treat the control boxes for the Malachite gates. Ants get in the boxes and destroy the wires and circuits. Chuck will follow up with this.

With no other resident comments and all agenda items covered, Rich moved to adjourn the meeting. Sigrid seconded. All in favor; motion passed. Meeting adjourned at 4:25 PM.

The next Board of Director's meeting will be Thursday, December 19, 2024.

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