

**Minutes of the Rosedale Master Homeowner's Association Board Meeting  
October 13, 2022 – via Zoom**

The Rosedale Master Homeowner's Association Board meeting was held on Thursday, October 13, 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, and Sigrid Seymour - Director.

**Approval of BoD Meeting Minutes September 8, 2022:** Ed Mazer made a motion to approve the September 8, 2022 minutes. Bob Eisenbeis seconded the motion. All in favor; motion carried.

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

- Top of mind for everyone is the storm aftermath. While several homes had pool cage damage and some minor home damage, the majority of the storm impacted landscaping. Committees will continue their efforts and communicate updates. The ARC committee is reviewing the requirement for tree replacement, which is currently 30 days after removal.
- In-person board meetings: After discussion, it has been decided to keep the current monthly meetings via Zoom. However, board will augment these meetings with Town Halls Meetings periodically throughout the year. Targeting first Town Hall at the beginning of the 2023; more to come as logistics are worked out.
- Question was raised at last month's board meeting regarding residents speaking during board meetings. After review with our association attorney, there is nothing wrong or incorrect per statute with the current meeting cadence. However, board will adopt a resolution that will allow residents to speak to agenda items. Going forward, agenda will be published well in advance, and, prior to the meeting, residents can send the board a request to speak on an agenda item. When that item comes up, board will acknowledge the individual and provide them 3 minutes to comment. As this is a process change, a resolution will be sent to homeowners explaining this new procedure such that the board can adopt this new process at the November meeting. Board will continue to open the floor to all homeowners for any general comments once the board business is finished, as we have done in the past.
- Following the storm, Bob Eisenbeis brought forth the idea of a potential emergency committee. Board felt it has some merit and needs looking into. If anyone is interested in exploring this idea, please send a note to the "contact us" tab on the website.

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

Preliminary 2023 budget has been sent to the committee chairs for input. Bob asked that the chairs provide their input and insights into next year's budget needs by October 19<sup>th</sup>. Bob also stated that the reserve study is scheduled for October 25<sup>th</sup>.

### **Committee Reports:**

**Cable Committee:** Jim Lamy gave the report. Jim thanked the talented group of people within the cable committee for their insights, knowledge and diligence in this process.

Jim referenced a chart in the committee report showing the consultation and installation status of homes in the community. To date, 791 homes, or 79%, have completed the installation process, with 148, or 15%, scheduled for completion. It should be noted that a number of the scheduled installs were planned for after the cut-over date of 9/30/22.

The equipment hut is still in the permit / approval process. Issue is getting a general contractor approved by the county. The power outage during the storm was resolved by installing a secondary back-up generator (the equipment trailer has its own back-up power but proved inadequate during the storm).

**Roads Committee:** Tom Tangney gave the report. Ian produced a lot of damaged sign posts and signs, with the vast majority in the Links. Tom provided a list of the type of signs broken or missing and needed repair. Lykins, the sign company, has come in and used the existing broken posts or other temporary posts to get stop signs and traffic control signs back up in the interim. Tom expects a bid from vendor next week for the repair/replacement work and will work with Peter for emergency approval for funding. This cost will come out of reserves.

A fence section at the entrance to the Highlands, blown down during the storm, has been repaired and re-installed – cost was \$250.

The subsidence depressions near the storm sewer on 49<sup>th</sup> St. were due to typical leakage issues around the collection box. Repairs were made by ANJ (reserve charge of \$5,325 plus \$1,100 in engineering charges for this job and the 88<sup>th</sup> St. well point repairs earlier).

Tom has asked RPM to request a bid from Munyan to refurbish the columns / fence work over the Williams Creek Bridge on Tobermory and the cracked stucco on the 44<sup>th</sup> Ave. guardhouse.

**ARC Committee:** Peter Ingraffia gave the report. Peter stated that 30 requests had been reviewed in August, with two under review. Committee is looking into homeowners that completed projects without or before ARC approval was given. As mentioned in the President's report, committee is working on reviewing the requirement for tree replacement, which is currently 30 days after removal.

**Landscape & Irrigation Committee:** Cheryl Smith gave the report.

Landscape committee funding requests for October: \$350 for removal of dead palm at 44<sup>th</sup> Ave entrance; \$5,062 for Teal to plant fall annuals; \$300 to replace annual plants in the pots at the guard gate; and \$400 to Teal to continue mowing around Pond 9 in the Links for the remainder of the year. The pond mowing will come out of the SWM budget, line 2079, with the remainder coming out of the landscape budget. With all expenses, items are within this year's budget. Fred Booth moved to approve all expenditures; Ed Mazer seconded. All in favor; motion carried.

Cheryl asked that \$10,000 in irrigation repairs that were the responsibility of Hotwire to be credited to their account line.

**Stormwater Committee:** Sigrid Seymour gave the report. Invasive removal as begun, with work being done along Tobermory and Carnoustie Place. Team will apply for another \$10,000 grant from the county for invasive removal next year.

Flooding on 88<sup>th</sup> St. took place during the hurricane. The rainfall overwhelmed the pond capacity and spilled out onto the streets. Team is waiting for survey to be completed to begin engineering proposals for solutions to 88<sup>th</sup> St. flooding.

Littoral plantings on area ponds will begin shortly. Ponds 22 and 23 in the Highlands are being targeted for this year's plantings.

**Community Access Committee:** John Sasa gave the report. Storm damage was limited to one of the gate arm mechanisms at the 44<sup>th</sup> Ave. gate entrance. While Rosedale is in the queue for service, it may be several weeks before the repair can be made.

Team has discovered a mold issue in the SR70 gate house. RPM has been notified and are recommending an AC service to evaluate existing unit and determine if it is sufficient for the needs of the gate house.

Also because of the storm, the radar camera was not used during the first week of October; therefore, no speeding notices will be available for the board to review and potentially access fines for the initial roll-out. Team will supply list of speeders to the compliance committee for review for the rest of the month of October, and will supply monthly reports for subsequent months.

During the month of September, 450 warnings were issued to 420 residents. Team received 20 requests for documentation verification, which were sent. Team made over 100 calls to vendors who were caught on camera as well.

John provided a quote from Envera, a Sarasota based community security company for virtual security for the board to review. This will provide a basis for a continued and ongoing discussion of this issue.

**Communications Committee:** Ed Mazer gave the report. Committee is working hard at responding to on-line questions and ensuring email addresses are all up-to-date. Next project that committee will be working on is updating the FAQ's for the cable section as the installation process comes to a close.

**Lighting Committee:** Chuck Allen gave the report. Hurricane damage to the lighting was minimal; however, further evaluation will be done once the clean-up is complete. Lighting along 87<sup>th</sup> St. E entryway continues to be a problem, as well as the lights are out at the Bloomfield Park monument. Committee is seeking other contractor bids for more permanent solution to this problem.

**Community Standards and Practices:** Jim Lamy gave the report. Jim reported that the new leasing policy appears to be working well, with the one exception and being requested that the overall process timing be shortened. Currently timeline is 30 days; team is working on areas to shorten and make process quicker.

Jim has been approving lease requests, but proposed that this responsibility be turned over to the access committee, as they are deeply involved in the process. John Sasa has confirmed committee can handle this task. Board agreed with proposal.

**Compliance Committee:** Fred Booth gave the report. Violation notices have been sent to 28 homes for roof cleaning. Many of the violations from past notices have been taken care of.

In September's meeting, committee recommended a \$50 fine for a resident that had not cleaned their driveway as notified. Board approved. However, on the day the fine was levied the homeowner was having his driveway cleaned. Fred recommended board rescind the fine. Chuck Allen moved that we do so. Jim Lamy seconded. All approved; motion carried.

Fred announced formal policy for the hearing committee. Committee will hear any concerns of fined residents at hearings should they choose to attend. However, residents will be notified via mail afterwards of the decision of the committee. Homeowners will have 5 days from receipt of notification to make payment.

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

### **New Business:**

Peter Ingrassia moved that the board approve the Speed Enforcement Rules. Jim Lamy seconded. All in favor; motion carried. Ed Mazer now needs to post to the website.

As Peter announced in his President's report, we will be adopting a new meeting format in the coming month. With that, Peter opened the meeting to any resident's questions.

Dave Kuchinski asked if the committee reports would be part of the discussion topics. He thought Hotwire should be supplying a report of known issues and status / updates of those issues. He thought this would give the community a better understanding of both the magnitude of what Hotwire is dealing with as well as how issues were being handled. He also asked the landscape committee to look at a tree with broken limbs on the east side of 87<sup>th</sup> St. E along the golf course, as Teal had not removed this when they cleaned up the runway. Question was if they should have or if it is the golf course's responsibility.

Bill Moran thanked the board for their actions to include resident's comments in the meeting.

**Adjournment:** With no more resident comments, Fred Booth made a motion to adjourn meeting. Sigrid Seymour seconded the motion. All in favor, motion carried. Meeting adjourned at 3.53 PM.

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Chuck Allen, Secretary

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Date