

**Minutes of the Rosedale Master Homeowner's Association Board Meeting
December 14, 2023 – via Zoom**

The Rosedale Master Homeowner's Association Board meeting was held Thursday, December 14, 2023 via Zoom.

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

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

Approval of BoD Meeting Minutes November 9, 2023: Brian Fischer made a motion to approve the November 9, 2023 minutes. Rich Toscano seconded the motion. All in favor; motion carried.

President's Report – given by Peter Ingrassia:

1. As many people are aware, there was a fatal car crash in Rosedale on Friday evening, Dec. 9. A vehicle with one occupant left the road and struck a tree on 87th street near the Club. This is an ongoing investigation and we will of course cooperate with the sheriff should they ask us for any information regarding this tragedy.
2. There will be a special board meeting Monday, December 18, 2023 at 6 pm via Zoom. The purpose of this meeting is to review alleged construction of common areas and infrastructure improvements and to determine potential next steps. The Rosedale MHOA legal counsel will be in attendance, as well as a construction attorney with expertise in this area.
3. There will be a town hall meeting Monday, January 8, 2024 at 6 pm via Zoom to review proposed CC&R changes that will be voted on by the membership. Residents are encouraged to attend and provide any feedback or questions.
4. The Rosedale Annual Meeting will be March 18, 2024, in-person at the Bayside Community Church (same location as last year's meeting). Additional information will be forthcoming; however, please note this date on your calendars. Several CC&R changes / updates will be on the ballot for decision, as well as 3 board positions. Notices will be going out in January for interested candidates to submit resumes.

Treasurer's Report – Bob Eisenbeis:

Bob Eisenbeis gave the report as found on the Rosedale website.

Bob stated that the 2024 proposed budget had been mailed to residents for review. Proposed 2024 annual maintenance fee will be \$2,260, an increase of \$186 over 2023's fee. Bob Eisenbeis moved to approve the 2024 budget. Sigrid Seymour seconded. All in favor; motion carried.

Committee Reports:

With two board members needing to leave the meeting early, the order of committee reports was changed to accommodate those individuals.

Insurance Report – Brian Fischer reporting:

Brian reported that the next renewal for the Association is Property Insurance. Renewal date is January 12, 2024. Committee expects to receive quotes in the next week. Policy limits will be adjusted based on the recently completed appraisals. Updated equipment replacement costs have been submitted by the Access committee for consideration as well.

As Peter had mentioned, there was a fatal accident in Rosedale. The insurance carrier has been notified. The insurance company has asked that we preserve any evidence of the accident, which would include Facebook posts. So, if you made any, please don't delete them.

Communications Committee: Ed Mazer reporting:

Ed reported that the committee continues to respond to inquiries, with 15 through Contact Us and 30 emails. There were 6 new homeowners who were welcomed into the Rosedale community by the Welcome Representatives with welcome packets.

Community Standards and Practices – Ed Mazer reporting:

The committee continues to review the CC&R's to evaluate and propose potential changes that could be voted on by the community at the next annual meeting. The items proposed at this meeting were:

- Changing verbiage of No-Mow Zones to Slow-Mow Zones
- Verbiage on the maintenance of lots and land adjacent to lakes
- Landscaping
- Car covers
- ARC discretion

Additional details of current verbiage and proposed changes can be found on the Rosedale Homeowners website.

Focus will now shift its attention to publicizing the proposed changes and promoting open discussion on the proposals. As Peter reported, a town hall is scheduled January 8, 2024 via Zoom to review and discuss these changes. Residents will have the opportunity to ask questions, provide input and gain clarity if needed on the proposed changes.

The proposed changes are available for viewing and commentary on the Rosedale website. All comments made by residents are posted for all to view. Please send your comments to bodmazer@rosedalehoa.com and they will be posted on this page. In addition, communication emails have been sent to the community outlining these proposed changes.

Roads Committee – Tom Tangney reporting:

Bids have been received from 3 vendors for the concrete project. Committee is recommending the bid from Yoder's for \$30,000, as their proposal would replace all broken and raised sections and replace with new concrete, whereas other proposals would only grind these raised areas down. Tom expects the final bill to possibly be slightly more than the estimate, given that the estimate is based upon expected square footage of concrete needed, and that may change slightly as work is completed. Chuck Allen moved to approve Yoder concrete for this project, not to exceed \$35,000. Peter Ingrassia seconded. All in favor; motion carried. This will be a reserve expense.

Tom reported that the committee has also received 3 bids for the sign replacement project. Bids have come in around \$18,000, but vary a bit from one to the other due to type of sign being used, but they are all very similar. Committee needs to do more vetting of the work being proposed, but wanted to move this project along. The one area that could impact final cost is several posts – those identified as leaning are to be straightened. Vendors have accounted for this in their estimates, but Tom expects final bill to possibly be slightly higher if some that were thought could be straightened in fact need total replacement, so he requested approval of up to \$20,000 to move this project forward. Sigrid Seymour move to approve this expense up to \$20,000. Chuck Allen seconded. All in favor; motion carried. This will be a reserve expense.

The new 44th Ave monument has been installed. The name and logo colors are the same as the SR70 entrance, as these panels were made and completed all at the same time. Committee is working with several color experts to come up with a better color option. Intent is to have a recommendation for the January board meeting.

One of the pillars on the North Bridge bridge is leaning. We have determined it is not an irrigation issue. Vendors have been contacted for estimates to right the pillar and stabilize it.

Tom turned the discussion over to Chuck Allen. Chuck stated the AC unit in the 44th Ave. gatehouse is not working properly. It was installed in 2009 and needs replaced. Bids were received from 4 vendors. Committee is recommending Tropic Air for the job, who will install a dual mini-split system that would have a cooling unit on either end of the building. Chuck moved to approve Tropic Air and \$8,100 (which will be a reserve expense) to install a new AC system in the 44th Ave. gatehouse. Rich Toscano seconded. All in favor; motion carried. Vendor will be able to install before the end of the year.

ARC Committee – Peter Ingrassia reporting:

The committee met three times in November, and Peter stated that 37 requests had been reviewed in November. Two items remain on the under-review list.

Committee received a statement from a local HOA stating they have decided they will no longer approve ARC requests from their residents. The local HOA has been informed that without their local HOA approval, Master will not review any ARC requests from their area. Local HOA's may have rules or restrictions not found in the master CC&R's, so it is imperative that the local HOA confirm the request does not infringe on their individual local rules.

Landscape Committee – Cheryl Smith reporting:

As approved in the November board meeting, Cheryl received two benches that were to be installed at the Tobermory round-about. A handyman has been hired to assemble and install these two benches. Cost of installation is \$75/hour.

Cheryl had three funding requests and one motion to rescind from November:

1. \$1,700 to Brightview to remove existing plants at the 44th Ave gatehouse, install new podocarpus plants to screen equipment and garbage can, and add any needed topsoil and mulch. Peter Ingrassia moved to approve expenditure. Sigrid Seymour seconded. All in favor; motion carried.
2. Now that the 44th Ave monument is finished, Cheryl had purchased some annual plants to begin placement. Teal will purchase remaining needs and finish the project. Total cost is estimated to be \$2,000. Sigrid Seymour moved to approve up to \$2,000 for this project. Chuck Allen seconded. All in favor; motion carried.
3. It has been decided that pavers would be a better option than shell for the dog park entrances and watering location, as shell could be harmful to pet's paws. Pavers in Paradise submitted a bid of \$1,627 to place pavers in both dog parks as indicated, as well as install pavers at the end of the island on the gatehouse and create a pad for the garbage can. Sigrid Seymour moved to approve this expenditure. Brian Fischer seconded. All in favor; motion carried.
4. Cheryl asked to rescind a November motion for shell at the dog park entrances. As pavers are now being installed, committee has informed Teal they no longer need that work done. Board had approved \$985 to Teal for this project. Peter Ingrassia moved to rescind this motion and payment. Chuck Allen seconded. All in favor; motion carried.

Storm Water Management Committee – Gary Schaefer reporting:

Gary and the team met with JR Evans on December 12, 2023 to review their proposals on the following tasks:

- Final engineering, permitting, bid assessment and construction observation for Options 1 or 7 to address the 88th St. E flooding issue.
- Additional preliminary engineering services for Eastwood Park.
- Permit modification services for Dry Pond #5 in the Links.
- Williams Creek flood model assessment of the need for vegetation removal (2025 task).

Team will work with JR to finalize proposal for January's board meeting. In addition, Gary asked for authorization for an additional \$2,000 in funding for time and materials for JR Evans to provide an assessment of the feasibility of revised permitting for the stormwater system in the Links to eliminate swales. Sigrid Seymour moved to approve expenditure. Peter Ingrassia seconded. All in favor; motion carried.

Committee has received a revised proposal from Crosscreek for \$31,000 for maintenance of the wetlands buffers in the Links and Highlands to remove invasive plants that have re-established themselves after the past treatments. Plan is to do an herbicide treatment as well as physically remove the Brazilian pepper trees from the areas, and to do as many areas as possible given the funding available. Committee will work with consultant, Passarella, to determine exact areas to be completed. Sigrid Seymour commented that remaining budget would allow for up to \$33,000 for this project. Board agreed. Sigrid moved to approve hiring Crosscreek for the invasive removals, with total cost not to exceed \$33,000. Rich Toscano seconded. All in favor; motion carried.

(At this point of the meeting, Brian Fischer had to leave.)

Community Access Committee – Rich Toscano reporting:

The radar was put out multiple times in November. 27 speeding violations were recorded, with 20 being residents and 7 being guests. Two residents had multiple infractions. The report was given to the compliance committee.

The committee has now transitioned all aspects of the speed enforcement program from a resident volunteer obligation to being handled by Allied Universal Security. They now will deploy the radar (at times and locations as directed by the committee), extrapolate the data, draft the violations report, and attend the fining hearing. Bob Eisenbeis asked what the expected cost would be for this additional service. Rich estimated an extra 14-15 hours per month, or approximately \$8,000 per year.

Danielle Stivers can no longer continue on the committee due to other obligations. Rich thanked her for her service during her tenure.

Rich reviewed the updated leasing program that has been developed. Rich and Mike Zinn have led the charge to improve the process. Those improvements include fillable pdf forms for residents to use when leasing or renting their property, clearly defined directions and instructions on what is needed from both the homeowner and the renter to complete the process, and a notification process that will notify both homeowner and local HOA presidents when a lease has been approved. This will also allow the Access committee to set up new renters in the Dwelling Live system. Forms will still be mailed to RPM for processing, and RPM will manage the process. The new forms are posted on the Rosedale website.

Lighting Committee – Chuck Allen reporting:

Chuck had two lighting project requests. Both projects will be completed by Pleasant Lightscapes.

First project comprises several areas:

- the SR70 entrance area, where several pillar lights will be added and old light fixtures that have been found will be re-wired. No new fixtures will be needed; only labor and lighting to complete this task.

- The newly completed landscaping at the Links pillars entrance and the Malachite / Tobermory berm and island will be repaired and revamped. The existing lights on the palm trees are burning out and will be replaced. New additional back-wash lighting will be added to the Links entrance and the Malachite berm, with accent lighting around each end of the island at Tobermory and Malachite.

Total cost for this project: \$4,180. Chuck moved to approve this expenditure. Rich Toscano seconded. All in favor; motion carried.

Second project is the 44th Ave. monument lighting. Light project will include new lighting for the monument itself (replacing broken lights that were there before), fixing broken accent lights on either side of the 44th Ave entrance, and adding new lighting to the palm trees in the island after entering the 44th Ave gatehouse. Total cost for repairs and installation is \$5,890. Chuck moved to approve this expenditure. Sigrid Seymour seconded. All in favor; motion carried.

Compliance Committee – Fred Booth reporting:

Fred provided a report of the Hearing committee, which met December 1, 2023. Of those with October speeding violations, one resident appealed their two fines. After consideration, the committee rescinded one of the fines but let the other stand. Resident agreed to decision.

The compliance committee met on December 12, 2023 and reviewed the November speeding list received from the Access Committee. As previously stated, 27 speeding violations were recorded, with 20 being residents and 7 being guests. Two residents had multiple infractions. Fred recommended the board assess 24 - \$25 fines and 3-\$100 fines per the speed infraction guidelines. Peter Ingraffia moved to waive the reading of the names of the speed violators; however, addresses would be published in the official meeting minutes. Chuck Allen seconded. All in favor; motion carried. Rich Toscano moved to approve the committee's recommendation for the fines. Bob Eisenbeis seconded. All in favor; motion carried.

There is an individual with a fence issue in the Links. Fence was not installed per ARC approval, both in design and the fact that the fence was attached to the neighbor's home. Homeowner has been trying to correct situation but has had difficulty contacting original vendor. Recommendation is for individual to submit a new ARC by the end of January 2024 for gate design change approval, and get fence removed from neighbor's home within a reasonable timeframe. Board agreed. Paul Taylor will send notice to individual.

There were two violations that had been somehow missed and were way overdue for corrections. Both have been sent notices with dates for correcting these issues or fines will start assessing from original violation date.

Fred stated that there will be a roof inspection of the entire community in the month of January 2024. Those found with dirty roofs will have 30 days to comply.

Rich asked about an individual that had placed a sign out in their yard, had received a violation notice, had removed the sign, but now had it back out. Paul will send notice.

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

Committee has now met with three county commissioners (Ray Turner, George Kruse, and James Bearden), and all agree with our signal light proposal for the 44th Ave entrance. Attempt is being made to meet with Chad Butzow and the county public works / development team. With input from the team and our engineering consultant, team has sent Chad a list of questions / issues we would like to discuss, and copied Commission Turner on that correspondence. Commissioner Turner responded to us that he would follow up with Chad, so we have a strong advocate supporting our initiative and ensuring we get this meeting. Goal is to get traffic light into the 2025 budget so it can be installed prior to the roadway being opened. As previously stated, committee is focusing on the 44th Ave. safety issue now, and will redirect focus to the Lena Road issue once this is resolved.

Manager's Report - Paul Taylor reporting

- Compliance: 16 violations have been resolved; 7 are still outstanding.
- Electronic Voting: efforts to partner with Vote Now have stalled due to contract concerns. Meeting with Get Quorum on Friday with Chuck and Sigrid to review their platform and determine next steps.
- Landscaping:
 - o Reports of fire ants in the dog park. The area has been sprayed multiple times, but the ants seem to always return. Will continue to work with Teal on treatments and possible more effective treatments; however, need to ensure treatment is pet friendly.
 - o Once concrete is laid in the dog parks, benches will be installed by handyman. There is also some fencing that needs repaired and will be addressed at that time.
 - o Irrigation breaks continue, as we have an aged system. Teal does a very good job of catching and fixing these breaks. However, should you notice a break, please contact Paul at ptaylor@resourcepropertymgmt.com, or call the office at 941-348-2912. He will inform Teal.
- Lighting: an electrician is needed to install several outlets at the 44th Ave entrance area. Meeting with lighting team to discuss what needs to be done, then an electrician will be hired.
- Access: Paul has been made an administrator for Dwelling Live. Once he receives his training, he will be able to assist residents with login issues moving forward.
- With the approval of the 2024 budget, payment notices will be mailed out to residents shortly. Please pay careful attention to the return address, as it has changed – there is a new PO Box for the payments.

- Starting January 1, 2024, RPM will be converting from One Source to new system called Vantaca. You should have received a notice from RPM on this move. All account information will be transferred January 1st, and all accounts will be assigned a new account number. Residents will be receiving more information on the new website and log-in information. Residents will need to set up new passwords. This will be a great opportunity for everyone to ensure their information is correct in the system! Ed Mazer asked Paul to work closely with him on this conversion, as many items are linked in the Rosedale Homeowner's Website.
- As previously noted, there are two upcoming meetings. For those residents unable to stream, Paul will be at the RPM offices, and the conference room will be open to view the meeting. Paul asks that those wishing to attend email him of their intent, and arrive before the 6PM start. He will be at the entrance doors to let people in, but the doors will be locked when he leaves.

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

Paul Green asked if the board had ranked priorities from most important to least for 2024. Chuck Allen responded that this was noted in the overview accompanying the budget proposal sent out to residents, with the committees noting the key projects that they would be focusing on in 2024. As noted by Bob Eisenbeis earlier in the meeting, fixed expenses make up almost 70% of our budget, and those costs would have increased the 2024 master maintenance fee higher than what is being proposed. All the committees did a great job of prioritizing projects and needs for 2024 that enabled the board to develop the proposed budget. Paul then asked about the guest and visitor sign at the SR70 entrance. He stated this sign was very rusty and needed replaced. Tom Tangney responded that this sign, as well as a similar sign for the 44th Ave. entrance, was part of the sign replacement project the board had approved in this meeting. Paul thought such instances should be handled quicker as they reflected badly on the look of the community. Tom responded that one-offs for these types of custom signs would be very expensive. Committee has identified many additional street and safety signs in similar conditions and all are being replaced. Committee works to keep these updated and repaired as timely and efficiently as possible.

Dave Kuchinski has two questions:

1. He asked about the areas for consideration in the storm water report for the 88th St. flooding issue. Committee is looking at options 1 or 7 or a combination of the two, but Dave inquired about other options that appeared to be much less costly. Sigrid Seymour replied that the committee had considered those options, but there were easement and accessibility concerns around those options. While more costly, 1 and/or 7 appeared to be the better options with the least potential of future issues.
2. Dave asked if the posted October 2022 reserve study was the most recent study, and was concerned if board was following recommended funding to the reserve account. Bob

Eisenbeis responded that the October 2022 report was the most recent, and the board would conduct another reserve study in the next year or so, as these were done every 2-3 years. Reserve expenses are estimates of long-term repairs and improvements, and these change over time, both in actual timing of expenses and amount of expense; hence, the need to conduct regular reserve study updates. The recent addition of the Hotwire door bonus to the reserves helped the long-term funding commitment. He also stated that the study was a guide for the board to use when determining the budget. Board could elect to fund more or less than the study recommended. Board has closely followed the study recommendations and Rosedale's reserve fund complies with Florida statutes.

Susan Hetzler had several comments:

1. She asked what time the annual meeting would start. Peter responded 6 PM.
2. She stated that she had used Get Quorum as an electronic voting mechanism in other communities that she had lived in, and stated the system was very user-friendly and easy to understand.
3. She asked if the amendment changes were being sent out the residents, as she had not gotten anything about them. Peter Ingrassia asked Susan to send him her email and he would ensure she got them and was on the mailing list.
4. She asked when the committee did their visual inspections of roofs. She stated that many looked dirty in the morning when they were still damp, but upon drying off, one could see that some of the roofs have multi-colored tiles. Fred Booth replied that all inspections are done in the afternoons so roofs are dry.

Julian Grimaldo had several comments:

1. He stated he went through the gates in early morning hours and it appeared as if gate attendants were sleeping several times. He wondered if committee had considered an automated system for night-time hours when traffic was light and if that might be a cost-effective option for the community. Rich Toscano responded that was a possible option that the access committee was investigating.
2. He asked about our cable payment. From the 2024 budget, it appeared that our cost equated to about \$800 per household. He wondered if there were better deals being offered. Peter Ingrassia responded that our rate equated to about \$66/month, which was very competitive for the marketplace. He reiterated that most of the residents were happy with the Hotwire service. However, he knew there were some individuals that were having issues. He encouraged anyone have issues to contact Melissa Pace at Hotwire, as she is our community representative, to get those issues resolved. Melissa's contact information can be found on the Rosedale website.
3. He asked about the increase in RPM management costs. Sigrid Seymour replied that previous arrangement with RPM gave Rosedale part time / 8-10 hours per week service. Paul Taylor has been brought on to be a full-time property manager dedicated to Rosedale. This accounts for the increase. However, because Paul is dedicated to us, other administrative costs have been eliminated, so the admin charge for other RPM services has gone down.

Bill Moran was unable to attend the meeting, but he had emailed a question. He asked why the November financials were not available sooner for residents to review, as they were referenced in the financial report. Bob Eisenbeis responded that the report was now posted, but it was difficult to get all the data from previous month in such a short timeframe. We usually get this information in the 2nd or 3rd week of the month, and with our board meetings being the second Thursday of the month, this often created a challenge.

Jerry Tippen was unable to attend the meeting, but he had emailed several concerns:

1. In the common area across the street from the dog park, he asked that the trees blown down in the hurricane be replaced and the sod area be treated for weeds.
2. He recommended irrigation improvements for several areas around the dog park and Royal Dornoch areas.
3. Jerry also thinks there are areas that need to have irrigation added.
4. He addressed a possible drainage issue in an area behind houses on Royal Dornoch.
5. He also asked for an update on the plans for Eastwood Park.

Chuck Allen recapped this message for the board and stated that he had accompanied Jerry on a visual reviewed these areas. He would follow up with landscaping and Teal on the various areas. He also added that the storm water committee had addressed the Eastwood Park situation in their report and an update would be forthcoming.

Adjournment: Chuck Allen moved to adjourn the meeting. Sigrid Seymour seconded. All in favor; motion passed. Meeting adjourned at 5:09 PM.

Chuck Allen, Secretary

Date

Speed Violations for Month of November 2023

Up to and Including 35 mph:

Address	Address	Address
9829 Marbella Drive	9924 Carnoustie Place	10410 Eastwood Drive
8652 54th Ave Circ. E	9746 53rd Drive East	9754 51st Terrace E
5251 97th Street East	9919 Marbella Drive	5312 96th St E
4620 Tobermory Way	4852 Royal Dornoch Cir.	5034 Tobermory Way
4926 96th Street East	8709 52nd Avenue E	8734 52Nd Avenue E
10121 Marbella Drive	5204 96th St East	5220 96th Street East
4831 Royal Dornoch Cir.	5127 Tobermory Way	9731 51st Terrace E
10648 Glencorse Terrace	4829 88th St. E	5034 Tobermory Way

Speed Violations for Month of November 2023

36 – 44 mph:

4623 Tobermory Way	9747 53rd Drive E	9747 53rd Drive E