

Recap of the Rosedale Master Homeowner's Association Board Meeting

October 17, 2024 – via Zoom

This is a recap of the October Rosedale Master Homeowner's Association Board meeting held Thursday October 17, 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 Ingraffia at 2:03 pm. Notice was posted in accordance with Florida State Statute 720. Including board members and Resource Property Management, 39 people were in attendance.

Directors Present: President – Peter Ingraffia, Vice-President - Sigrid Seymour, Secretary - Chuck Allen, Treasurer - Brian Fischer and Director Ed Mazer. Directors Scott Boyd and Rich Toscano were unable to attend.

Approval of BoD Meeting Minutes September 19, 2024: Ed made a motion to approve the September 19, 2024 minutes. Brian seconded the motion. All in favor; motion carried.

President's Report – given by Peter Ingraffia:

1. Hurricane Milton was hopefully a once in a lifetime event for Rosedale residents. We were truly fortunate that the damage sustained was not nearly as bad as some nearby communities. I know I speak on behalf of the entire Board in saying the neighborly spirit that occurred before, during, and after the storm was inspiring. Neighbors helping neighbors put up hurricane protection, move furniture indoors, help assure and calm first-time stormers, and overall prepare for the storm was great to witness.

In addition to residents getting involved, our committee volunteers were out and about before and after preparing for the storm and then assessing damages after the storm. All of this being done while they themselves were doing the same with their own properties. We most truly are blessed to have so many dedicated volunteers in Rosedale.

2. A huge shout out goes to Mark Dover and Teal for the efforts of that team before and after. The work they did after the storm was incredible and nearby communities paled in comparison to Rosedale. The equipment and staff he brought in shortly after the storm did a great job of quickly creating some semblance of normalcy in a short period of time. His actions to chip fallen trees and save on time and cost going to the dump will help us going forward as now, we have some free mulch we can use.

As residents continue with yard cleanup, when you bring your debris to the front of your home, please be cognizant to not obstruct the street nor block storm sewers. We have no idea when the debris will be picked up and if sewers are blocked, you're only creating a flooding problem for yourself and your neighbors the next time it rains.

3. Hotwire as well did a great job during the storm and at no time did Rosedale lose video or internet service. They also delivered a large stand-by generator that was parked next to the hut just in case Rosedale lost power for an extended timeframe that exceeded their battery backup recovery time. Fortunately, at no time did the hotwire hut lose power. We know as of yesterday, there are some nearby Spectrum communities that are still without TV and internet.
4. We have received several inquiries about fallen trees on resident's properties and the question about who's responsible for cleanup or who is responsible for damages. In Florida, if a tree falls onto your property from your neighbor's yard, common ground, or from the Club, you have the responsibility of clean-up. As well, if your neighbor's tree damages your home, pool cage, pool, etc. it is your responsibility. This has been confirmed by our Association attorney, and Brian has also contacted our insurance rep to validate this. The best thing a homeowner can do if they have suffered damage as a result of a fallen tree is contact their insurance rep and let your insurance company investigate and determine appropriate measures. In this vein, I contacted Stuart at the Club to determine if he had any additional context or specific contacts around this question, and he concurs the best thing is to have the resident contact their insurance company.

Sigrid added that questions had arisen about trees in the preserve areas. If a tree is down in the preserve, you can only trim branches / limbs that may be encroaching on your property. Those limbs may be cut back to the edge of the preserve, and either be placed in the reserve itself or hauled away with other storm debris. But the tree itself within the reserve cannot be touched or cut. Only exception would be if a tree is dead or leaning and may pose a threat to your property – then it may be able to be cut down, but again, would remain within the preserve.

Treasurer's Report – Brian Fischer:

Brian reported that as the end of September, total assets were \$2,195,631, of which operating cash was \$1,029,471 and reserves were \$1,166,160. We have \$19,361 in delinquent maintenance fees.

To date, we've spent \$310,837 in discretionary funds, leaving an available balance of \$297,767.

Our annual audit for 2023 is now complete and is published for residents to view. Brian moved to approve payment of \$9,000 to Walters & Associates CPA's for their work. Ed seconded. All in favor; motion carried

The board has received the draft of the updated reserve study. Members and committees will review and provide any input, then a final report will be published for resident review.

Committee Reports:

New Infrastructure Committee – Tom Tangney reporting:

Tom requested \$800 to replace broken ceiling fans in both gatehouses. This will be a reserve expense. Sigrid moved to approve expenditure. Chuck seconded. All in favor; motion carried.

In August, the board approved \$12,000 for bank and erosion repair on pond #12. Upon additional review of the area, the engineer has determined more area needs repaired. New bids were secured, and Crosscreek came in at the lowest bid for the total project at \$19,655. Tom requested approval for the additional expense. As the \$12,000 had already been approved, Sigrid moved to approve an additional \$7,655 for this project. Chuck seconded. All in favor; motion carried. Tom reaffirmed this would be a reserve expense. He also confirmed that all the repairs were on the homeowner's side of the pond; therefore 100% of the cost would be borne by the master HOA.

Hurricane Milton resulted in many downed signposts (mainly in the Links) and signs (throughout Rosedale). A comprehensive survey of the damage is underway as are discussions with vendors to facilitate repairs and replacements. Repairs are likely to take several months due to the volume of damage in Manatee County and the backlog at sign suppliers from the previous storms (Debbie and Helene). Temporary stop signs have been placed at critical intersections pending a more permanent replacement. Residents should use caution at all intersections, cross walks and golf cart crossing areas.

From previous storms and sign damage in the Links, we learned that the signposts were hollow PVC posts, and therefore could not withstand the hurricane winds. At that time, the decision was made to upgrade these posts to vinyl clad solid wood posts. These would maintain the look within the Links and be cost effective. Damage from Milton resulted in 14 damaged posts, of which only one was the newer vinyl clad wood posts, so strategy appears to be working.

A total of 42 signs / posts were damaged in Milton, with 33 of those in the Links. The team has placed stop signs as first priority for replacement, and have worked with the vendor to secure emergency order for 8 posts and 14 stop signs at a cost of \$3,900. If vinyl clad posts are not available, then vendor will place stop signs on metal u-channel posts until the vinyl clad posts are available. If this scenario plays out, the cost will be slightly higher at \$4,500 due to additional labor costs. Chuck moved to approve up to \$4,500 for these replacements. Ed seconded. All in favor; motion carried. Tom will let board know what the vendor was able to secure at the next board meeting.

Fortunately, there was no street flooding with Milton. This was partly due to the lower rainfall totals and pre-storm efforts by our volunteers, vendors, and the golf course staff.

JR Evans has finally forwarded the minutes from the August meeting with SWFWMD (SW Florida Water Management) regarding flood mitigation on 88th St. E. SWFWMD has confirmed that discharging water from the two irrigation ponds could be permitted pending demonstration that certain water quality treatment and attenuation volumes are met. JR Evans believes these

can be demonstrated. Next steps will be working on JR Evans to move this forward and discussions with CH6.

Our engineer has proposed solutions for two areas of poor drainage in common areas off Baltry Cout and Carnoustie Place. These will involve surface drains and swales. Also, a depression next to a large storm water collection box off Doon Valley Dr has been discovered. This is likely due to a leak in one of the lines connecting to the collection box, as we've experienced similar instances in the past. Committee will work with engineer to gain estimates for these repairs. Most likely, the two drainage areas will be done early 2025 to allow areas to dry out, but the depression area may need repaired sooner to avoid additional damage to the lines and the area.

ARC Committee – Peter Ingraffia reporting:

Peter reported the committee met twice in September and reviewed 12 requests, down significantly from the 26 requests in August. Peter stated that none of the requests were denied.

To further streamline and improve the request application process, the committee agreed they would no longer require a contractor's license to be included in the application submission. That issue will be a matter between the homeowner and the contractor. In many situations, the homeowner was a DIY and no license is available or necessary.

Landscape Committee – Sigrid Seymour reporting:

Sigrid again thanked Mark Dover and his team for all their hard work cleaning up after Milton. Sigrid stated we did not have a bill yet for the tree trimming crew that came in over the weekend, but expected charges to be potentially \$50,000 for clean-up.

Sigrid stated that Brown's Tree Service is due back to remove two dead palms at the entrance to Clubview Crossings (51st Ter E and 88th St E). Olive Branch Tree Service is due back to remove pine branches in the Westbury Lakes area.

Sigrid stated that Teal would be pulling the existing annuals around the end of the month and replace with fall plantings in the same areas planted in 2023. Also, pine straw will be laid in early November. Sigrid will work with Teal to determine what areas the wood chips from the storm clean-up could be used and if it can reduce the amount of pine straw needed.

Community Access Committee – Peter Ingraffia reporting:

The radar was put out 11 times in September: twice on 87th St, six times on Tobermory, and three times on 52nd Ave E.

There were 68 speeders identified: 11 residents, 4 tenant, 9 guests, 19 vendors, 10 club related, and 15 that could not be identified. Of the speeders documented, 21 were above 35 mph, with only 5 being residents or guests. The report was sent to the compliance committee.

The team continues meetings with Securitas regarding timeline and next steps as we prepare for the transition and upgrading our security system. The town hall was held September 23rd at the

Rosedale Clubhouse to discuss the transition with residents. Securitas was in attendance and provided an overview of the system and answered resident's questions.

Ed provided an update on a live training app for the new Securitas TechWave system that will be replacing Dwelling Live. Like Dwelling Live, this system will be used to manage each resident's guests and vendor admissions. This training app is available for \$300. While intent is to have a scheduled date and time for the initial training, the program can be recorded and accessed by residents at their convenience should they not be able to attend session or want to view at a later date as a refresher. Ed stated that the app could be loaded onto any Apple or android device, but also confirmed there would be a direct link to the website that residents could access the system via a computer. Peter moved to approve payment for the program. Chuck seconded. All in favor; motion carried. Stay tuned for information on timing!

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

Communications Committee – Ed Mazer reporting:

Ed reported business as usual. 11 blanket emails were sent to the community in September. The committee responded to 8 inquires in September. 10 new homeowners were welcomed into the community by the welcoming committee, and the Rosedale email database was updated with new email addresses.

Lighting Committee – Chuck Allen reporting:

Upon review of the landscape lighting following the storm, it appears that most of the lights came through unscathed. The area that took the hardest hit was the 87th St. runway where we had a lot of downed trees and limbs. We'll let the clean-up continue and then do a further inventory of what is needed to be done to repair / replace those broken fixtures.

Community Standards and Practices – Ed Mazer reporting:

Ed Mazer stated that the committee is looking at the Bylaws to clarify and simplify where needed. As Bylaws changes are approved by the board alone, there is not an urgency to complete this prior to our annual meeting. Given there are more pressing issues to deal with at the time, the committee will deal with this at a later date.

Insurance Report – Brian Fischer reporting:

Rosedale MHOA has received our renewal proposal for our General Liability, Directors and Officer's Coverage, and our Umbrella policies, which represents about 70% of our insurance costs. The total for these three policies is \$33,778, representing a 10% increase. This is consistent with expectations.

We are incurring an increase to our per occurrence deductible from \$2,500 to \$5,000. This is a result of claims filed this year; however, it should be noted that our carriers paid out approximately \$17,500 in claim and defense costs on our behalf.

While Rosedale could garner some savings by reducing the umbrella coverage, the insurance committee was not recommending to do so, and the board agreed. Brian moved to approve payment of \$33,778 for the three policies. Ed seconded. All in favor; motion carried.

Brian pointed out that as we move into the next year, the plan is to have all policies coordinated to renew on October 15th as a common renewal date. This allows us to resolve our insurance needs once a year. The only exception to this will be the Property Insurance, which will remain in January. The intention is to maintain this renewal date, as it is potentially more difficult to obtain quotes for property coverage in the middle of hurricane season.

Compliance Committee – Fred Booth reporting:

Fred provided a report of the Hearing committee. Because of the storm, and the fact that no one had asked for a hearing, the meeting was canceled for October. Anyone wishing to contest their August fines will be able to do so at the November hearing, which will be November 8, 2024 at RPM.

The compliance committee met on October 8, 2024. The committee reviewed the September speeding list received from the Access Committee. There were 15 fineable speeders in September – 11 residents and four tenants. 14 of the speeds were less than 35 MPH, and one was above 36. Therefore, there were 10 residents and 4 tenants with \$25 fines, and 1 resident with a \$100 fine.

For the Rosedale Golf and Country Club employees and off-site members, there were a total of 7 speeders in September - 4 off-site members and 3 employees. 6 of the speeds were less than 35 MPH, and one was above 36. Per the guidelines, the 6 will receive a \$25 fine and the 1 will receive a \$100 fine. Fines will be levied against the Rosedale Golf and Country Club, not the individuals. Total of fines to be assessed to the club is \$250.

Fred recommended the board assess the fines to the residents and the club per the speed infraction guidelines. Peter moved to waive the reading of the names of the speed violators; however, addresses would be published in the official meeting minutes. Chuck seconded. All in favor; motion carried. Peter moved to approve the committee's recommendation for the 14 individuals with a \$25 fine, the 1 individual with a \$100 fine, as well as the \$250 fine to the Rosedale G&CC for their off-site members and employees. Ed seconded. All in favor; motion carried.

Fred stated the committee had completed the visual audits for roof cleaning and tree trimming in the Legacy and Highlands sections. However, committee is recommending suspending any notices given the recent storm. Board agreed, and recommended suspending actions for now. Peter stated that there were other procedures that needed refined in this process, so this would provide adequate time to refine the process.

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

Fred stated that the committee is awaiting a response from Commissioner Kruse as to whether he can continue to meet with us in October. Given the aftermath of Milton, he is expected to be very busy. We will work to set a meeting date as soon as possible.

Chuck moved on to provide a security update and recommendations on the work being done on the 44th Ave project. The new construction has exposed an area that previously was inaccessible to outside entrance behind pond #1 in the Links, and the committee has been actively looking at options for this area, as well as the 44th Ave entrance area. Full details of Chuck's report is in the Committee Reports found on the website.

Starting with the 44th Ave / Pond #1 location: committee has reviewed both cement wall and aluminum fence options and received bids from multiple companies. The estimated cost for a cement wall will run between \$250 - \$450,000; the cost for an aluminum fence is \$55-\$70,000.

Committee also considered recommendations due to noise abatement opportunities. Information was obtained from the Florida DOT which stated that while solid walls do absorb and deflect sound, homes will only benefit if they are in the "shadow zone" of coverage, which is 100-200 feet. Current resident's homes in this area exceed that distance. The report stated that natural barriers – trees, shrubs, and berms – were a better barrier to sound – the denser the better.

Given these parameters and the many issues with access and equipment needs for a cement wall that have arisen, the committee is recommending a 7' high, industrial grade spear-topped fence for this location.

For the 44th Ave. entrance location: committee received bids from four companies for fencing and gate equipment to secure the 44th Ave entrance area. All vendors provided similar bids for commercial grade fencing.

The committee has rolled in the Malachite gate into their purview. This pedestrian gate, as reported earlier, is broken and in need of repair. The same company that would be doing the fencing/gates would be able to make a new gate for us, and by bundling all these projects together, we could possibly negotiate a better deal.

The committee is recommending Precision Gate as the vendor for all three projects. Precision came in at competitive bids with more complete details of scope of work which encompasses the total project. Other vendors would require additional outside vendors for part of the work, with no estimates for those costs. Recapping the costs for these three projects:

- 44 th Ave. Fence	\$ 65,728
- 44 th Ave. Entry	\$ 62,950
- Malachite Pedestrian Gate	<u>\$ 3,400</u>
Total	\$132,078

Upon discussions with vendor, have negotiated the following upgrades: no charge for upgrading 44th Ave fencing to industrial grade, and no charge for the Malachite gate. Net cost: \$128,678 with a signed contract.

Chuck stated that the lead time for permitting would be 6-8 weeks, with 5-7 weeks for material procurement. Vendor would be able to overlap these two processes, but Chuck was recommending beginning this project early 1Q25. He recommended a town hall be set up to review the details with the residents and get any feedback as quickly as possible.

Per previous financial discussions, it was determined that this could be funded from our reserve budget. As vendor requires a signed contract and 50% downpayment to begin project, Chuck moved accept the committee's recommendation for Precision for these three projects. Ed seconded. Upon board discussion, Brian was concerned that this cost could drive the reserve balance below that which was required and felt we should only vote on the conception of the proposal and not the actual commitment to the proposal. He was concerned what the impact would be to this year's and next year's budget. Chuck countered that we were going to have to pay for this one way or another – we've been talking about it for months and all knew there would be an increased unplanned expense in this area. Brian felt more discussion was needed. Given that, Chuck revoked his motion.

Manager's Report – Christine Farnham reporting:

Christine stated she had received many emails regarding hurricane debris pick-up. As per Peter's President Report and county guidelines, hurricane debris is to be placed at the curb for future pick-up. No dates have been given for pick-up. County will collect normal yard waste on their regular schedule, but will leave hurricane debris for another pick-up.

Christine asked if the board had approved the audit. Chuck read last month's minutes, which stated the board moved to approve the management letter stating completion of the audit. Christine felt the board still needed to officially approve the audit. Peter stated that he felt the board could not approve what had been done, but we could acknowledge receipt of the audit and accept the results of the auditors, so he moved this acknowledgement be accepted. Brian seconded. All in favor; motion carried.

Questions were raised about an electrical box at the Highlands Circle, as the bottom half of the door was un-locked. Christine is to follow up with Hotwire and Spectrum to determine who's box it is and get it locked up properly.

Christine state the preliminary 2025 budget proposal was available for board members and committees to review and provide input.

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

Kelly Oaks inquired about downed trees in the conservation / preserve area behind her house and wondered who to call to take care of them. She stated they were not in her yard. Sigrid responded that there are strict regulations on how to handle conservation areas. If a tree falls in the area, it must remain there as it is. If it falls on one's property, the tree can be trimmed back to the edge of one's property, but not into the conservation area itself. If a down or dead tree poses a danger to one's personal property, it can be taken down, but again, must remain in the

conservation area. Sigrid asked Kelly to provide her with her address and she would look at the situation.

Dave Kuchinski inquired about yard waste removal. Wednesday was the assigned day for the county to pick up yard waste in Rosedale, but Dave stated it had not been picked up on his street. He asked if anyone knew if it had been suspended or knew what a homeowner should do. Peter stated that yard waste was picked up in the Links on Wednesday as assigned, but the big piles of hurricane debris were left. *(Note after meeting: county trucks were in Rosedale Saturday picking up yard waste in those areas not covered Wednesday. It appears as if they were able to cover all of Rosedale and pick up normal yard waste. However, as expected, the large piles of hurricane debris remain.)*

TJ Hicks had several comments:

- He was concerned about the proposal for an aluminum fence on 44th, as he'd seen other fences down in other neighborhoods. He felt they would not be secure in a hurricane environment, and we'd be having to pay for the fence again every time we had a hurricane.
- He was concerned that all the other walls in Rosedale were cement walls and that an aluminum fence was being considered for the Links area.
- He stated that previous updates had stated a town hall would be held for resident input and feedback.

Chuck stated that no fence was hurricane proof, but one thing that Precision did was use mixed concrete when they placed their posts. This ensured a solid post footing. Other companies simply poured the bag of cement into the hole and allowed ground water to eventually harden the concrete, which often times did not occur. He also stated he agreed with the idea of a town hall and would get one set up as soon as possible.

Susan Hetzler confirmed that the Manatee County website stated they would only pick up bagged items or debris in containers. Loose piles would be picked up at a later date.

Bill Moran commented that the county may be reimbursed by FEMA for hurricane debris pick-up, so that could be a reason why they pick up some items and not others.

With no other resident comments and all agenda items covered, Ed moved to adjourn the meeting. Sigrid seconded. All in favor; motion passed. Meeting adjourned at 4:00 PM.

The next Board of Director's meeting will be Thursday, November 21, 2024.