

Ed Mazer

From: Ed Mazer, Communications Committee <Communications@RosedaleMHOA.com>
Sent: Sunday, March 29, 2026 10:55 AM
To: Ed@Themazers.Com
Subject: Recap of Nov. 20th, 2025 Rosedale Board of Directors Meeting



Rosedale Master Homeowners Association

www.rosedalemasterhoa.com

Recap of the Rosedale Master HOA Board of Directors Zoom Meeting

November 20, 2025

by Ed Serra

The Rosedale Master Homeowner's Association Board meeting was held Thursday November 20, 2025, via Zoom.

With a quorum present, the regular monthly board meeting was called to order by President Peter Ingraffia at 2:05 pm. Notice was posted in accordance with Florida State Statute 720. There was a total of 42 people in attendance, including board members and RPM

Directors Present President Peter Ingraffia, Vice President Chuck Allen, Treasurer Brian Fisher, Secretary Ed Serra and Directors Ed Mazer, Paul Green and Susan Hetzler.

Approval of BOD Meeting Minutes October 16 : Chuck made a motion to approve October 16, 2025 minutes, Susan seconded the motion. All in favor; motion carried.

President's Report – given by Peter Ingraffia:

1. An update on the RFP Committee's review of Property Manager companies.
 - a. As communicated in August, the Board created a committee made up of Board members and residents for the purpose of performing a competitive search of local property management companies.
 - b. A Request For Proposal (RFP) was created along with an RFP Scoring Template. RFPs were then sent to several of the higher rated companies in our area.
 - c. From our inquiries, we received five proposals for our review. We also received separate price sheets to include in our analysis.
 - d. The team first reviewed capabilities, experience, accounting and financial systems, and other non-cost considerations. The responses were scored based on a weighted 1-5 scale. After this review, one candidate was immediately eliminated
 - e. We then reviewed candidates' costs and factored cost into our analysis. That review brought us to our top-two candidates.

- f. In reviewing and with further discussion with the top two, the team decided the best decision for Rosedale would be to stay with RPM.
 - g. Our analysis showed:
 - i. Regarding feature and functionality, RPM was on-par with other companies in the area. Their accounting software and financial management staff, and their Vantaca system provide for all of Rosedale's needs quite adequately.
 - ii. From a value-add perspective their service fees are most competitive.
 - iii. Over the last year or so, they've overcome their difficulties with system conversions and demonstrated personnel changes where needed.
 - iv. Remaining with RPM eliminates the cost, time, and frustration of all residents moving to and learning new software systems and processes.
 - h. Along with this decision, we will have a new property manager starting with us effective December 1. Caitlin Moore has several years' experience in managing multiple properties, and lives nearby which is a definite plus. We'll introduce Caitlin at the December meeting.
 - i. Lastly, I want to thank Brian, Chuck, Sigrid, and Tom Tangney for volunteering their time and providing valuable input into this process.
2. This Board meeting represents Fred Booth's last meeting. I would like to thank him for all he has done for Rosedale. For the last few years Fred has been the steward of our Compliance Committee as well as a previous member of the Master Board. What many residents may not realize is the impact Fred has made for the good of Rosedale for many years behind the scenes. Many of the walls and fences are in some part due to Fred's relationships and contacts with County Board members and Commissioners. Lena Road extension restraints and getting a stop light at our 44th entrance are just two recent examples of Fred's volunteerism efforts benefiting all residents. There are many more examples as well. So, thanks Fred for all you've done for all of us.

Treasurer's Report – given by Brian Fischer:

Bank Account	Bank Bal.	Uncleared Items	Book Balance
Popular Bank Operating 3672	405,779.46	-36,887.05	368,892.41
Popular Bank RSV 3680	2,558.81	0.00	2,558.81
Popular Key Deposit 4523	8,100.00	100.00	8,200.00
Morgan Stanley Operating 2474	259,315.08	0.00	259,315.08
Morgan Stanley RSV 2314	1,251,120.19	-49,756.12	1,201,364.07
Morgan Stanley Hotwire 4555	204,971.43	0.00	204,971.43

By way of summary, total assets are \$2,045,301.80 from which \$1,203,922.88 constitutes reserves and \$8,200.00 are funds held on account of others, leaving \$833,178.92 in Operating Funds. We currently have 18 units which have not paid their Annual Maintenance Fee constituting an outstanding balance of \$8,859.25.

After adjusting for additional income and expenses through the conclusion of October 2025, available discretionary funds for the remainder of the year are now \$154,320.77. However, we currently are \$33,000 over budget YTD for fixed expenses, and we maintain \$35,000 of this amount for unexpected storm damage. I am estimating we have \$90,000 in discretionary funds available for the remainder of the year.

2026 Annual Budget

The budget process for 2026 began with a first draft created by RPM based upon estimates of current expenses. We then embarked upon a multi-layered request for input and revisions from the Committees, Board Committee Liaisons, and Board members. Changes were made in the draft and recirculated with questions and requests for changes. The Finance Committee then reviewed the draft budget ensuring planned expenditures were appropriate and in-line with necessary operations.

As a result of these reviews and analysis, **the per unit maintenance fee for 2026, including cable, stands at \$2,532. This is an increase of \$87 per unit.** Fix contract costs, gate security, and an increase in insurance increased our per unit costs which were partially offset by reductions in discretionary spending. Details are provided in the next section.

Key Fixed Contract and Reserve Costs

As we are all aware, prices and costs continue to increase and have impacted us mainly in the fixed contracts and costs that we incur. Eleven such items account for 70+% of our operating costs. Our largest seven expense items are shown below with their costs, increases from 2025 and impact upon the per unit charge. These costs, if not offset by other cuts to discretionary spending, would have increased the annual maintenance fee by \$117 per unit. As in previous years, our biggest contractual/required expenses are Securitas, Hotwire, Teal Landscape, and our required contributions to reserves.

Key Contracts/ Fixed Exp	2025	2025 Per Unit Charge	2026	2026 Per Unit Charge	Increase	Per Unit Increase from 2025-2026 Due to Major Contracts/Fixed Expenses
Teal Landscape	\$179,880	\$162	\$188,900	\$170	\$9,020	\$8
Securitas	\$550,000	\$496	\$586,000	\$528	\$36,000	\$32
Management Fees	\$36,000	\$32	\$48,000	\$43	\$12,000	\$11
Manager	\$107,344	\$97	\$115,180	\$104	\$7,836	\$7
Insurance	\$47,500	\$42	\$60,000	\$54	\$12,500	\$12
Reserve Contribution	\$420,000	\$379	\$438,000	\$395	\$18,000	\$16
Cable	\$913,425	\$824	\$947,241	\$855	\$33,816	\$31
Total						\$117
Net Increase to Annual Assessment		\$2,445		\$2,532		\$87 (3.5%)

Review of Major Expenses

Landscape – primary contract for maintenance of common areas. Complicated interaction with the club and an irrigation system, much of which is now ~ 30 years old. Vendor has become integral to our efficiently maintaining the grounds. We see a 5% increase to the annual contract.

Securitas – 2nd largest fixed expense. Approximately \$27,000 of the charge is for the purchase of equipment and the amount is fixed for 3 years. We are now entering the 2nd year of the contract. The remainder of the contract is subject to an annual 3% increase to our service fee. That is what has been reflected in the budget.

Hotwire – Our largest fixed expense. We are contractually obligated to a 3.5% annual increase to our cost of service by contract which takes affect October 1st of each year. Last year it was not as noticeable as Peter and I noticed a nuance in the contract which froze our rates for an additional year and only October through December increase for this year was felt. Next year we are seeing the 3.5% increase which started last month and will increase again on October 1st of next year.

Insurance – We are seeing ~ 8% increase to our cost of insurance. About half of the increase is related to our General Liability Policy. Last year we did have a claim made by a resident over an ARC dispute. The ultimate payout to resolve the dispute, including our defense fees was ~ 2.5 times the cost of the premium paid. This year we have two pending trip and fall claims brought by residents, both of which have been submitted to the insurance carrier for handling. The cost of claims and our ultimate loss ratio does play a role in driving the cost of insurance. We also saw a similar increase to the cost of our Umbrella Policy. I have received questions from residents as to whether we obtain competitive quotes for these policies.

Last year, the BOD did approve a change in the agency we use. We were using one of the largest agencies in the country with a specific unit specializing in Community Associations. However, our premium is dwarfed by the cost of insuring a condo tower. We found we were relegated to the small business unit and assigned a new and unexperienced agent. After a search was completed by the Insurance Committee, the BOD approved a change to a smaller agency that also specializes in community associations but where our program is now overseen by a senior agent who was personally very familiar with Rosedale and its history. We do go to market every year for renewal and obtain competitive quotes. However, what we find is that there are only a select few carriers that offer coverage to Homeowner Associations. There are not always three carriers that are willing to offer coverage to us at any price.

Some have questioned the levels of insurance we maintain. It is true that by law we are only required to maintain a crime policy in the maximum amount of our assets. However, as will be discussed more in reserves, our obligation is to do our best to protect residents from an unexpected mid-year assessment. We have been told by all the agents we have met with that we

are a sprawling 1108 home aging community, just off a major highway, across from a 24/7 shopping center and in a rapidly developing area bringing significant change all around us. Under the circumstances, and with the guidance of our professionals, we maintain what we believe are commercially reasonable levels of insurance. While what pay is not insignificant, I do want to remind residents that it represents about 2% of our budget or about \$54 of the annual association maintenance fee for the protection.

Reserves – We are required by law to fully fund our reserves. The overwhelming effort is to balance the cost of reasonable funding levels vs the risk of an unexpected mid-year assessment of our residents. This is something that is easier said than done. Our infrastructure, to include roads, storm water ponds, sidewalks, much of our drainage systems, among others, have life expectancies and require regular upkeep. We are required to look into our crystal ball and fund for this over a 20-30 year time period. How do we do this? We utilize one of the nation's leading reserve study providers. Our committees and resident experts outline our projected needs. This is then reviewed by Reserve Advisors that utilize appraisers, engineers and financial analysts to project our annual expense and funding needs. This study is updated every 2-3 years. The projections are provided to us utilizing recommended inflation and interest rates which we then review with our financial advisors at Morgan Stanley to determine what their long-term models show as well. Based on all this input, the BOD then approves the Reserve Study which is what we follow.

A Resident asked about pot hole repairs in the budget, roadway sealing, and the reserve study. Chuck said the pot hole money is in in reserves, and Tom answered the sealing question later saying our engineer had said it worked well up north but a waste of money here. Made the roads look nicer for a short period of time but not cost effective. Said we would investigate it further. Brian answered a question about timing of reserve study.

Another resident asked about invasive removal and Sigrid responded we would take care of common areas, but homeowners would be responsible for their own back yards.

A resident then asked if we could itemize the speeding fines and what was the money used for. Brian responded \$3,375 through October and all fines went into the general operating budget and were not targeted for any specific use.

Brian then made a motion to approve the 2026 budget, Peter seconded the motion, then all in favor, motion approved.

Committee Reports:

Infrastructure Committee –Tom Tangney reporting:

A motion is requested for \$975 (reserve item 4.100, Catch Basins) to repair a soil/sod depression near a storm sewer collection box on 88th St. The new surface drain grate off of Malachite (\$1200 approved last month...same cost center) was also installed. Both of these items are being invoiced together (\$2,175 total). Chuck made a motion to approve this, Susan seconded the motion, then all in favor, motion passed.

A motion is requested for \$4,156.84 (expense item 2065, Mailboxes) to purchase spare mailbox parts (boxes, posts, bases, mounting brackets, etc) to replenish depleted inventory. We'll remain a few hundred dollars under our annual budget for mailboxes and will provide parts for the remainder of 2025 and well into 2026. Susan made a motion to approve this, Peter seconded the motion, then all in favor, motion passed.

Also, Chuck made a motion to install two concrete pads for \$2500 for the two benches on the Eastwood Park. Ed Mazer seconded the motion, then all in favor, motion passed.

The erosion mitigation and control work on Pond 8 (53rd PI) approved last month was completed by ANJ on November 14. The homeowners at 8713 and 8717 53rd PI have agreed to have our vendor connect their drains/downspouts to the collection box installed to help minimize future erosion. The cost to bury and connect the homeowners' drains is \$425/household. Both homeowners have agreed to this measure and will reimburse the Rosedale Master HOA for the work completed on their behalf.

The bank restoration/skimmer work on Ponds 9E and 10E in the Links (off Tobermory and Eastwood) was completed.

At our request, the county finally evaluated two depressions in the middle of the road on 96th St. Unfortunately, they do not feel that these were the result of leaks in the sanitary sewer line directly beneath these depressions. Along with our engineer, we disagree with this assessment and are in the process of appealing the county assessment with them.

Post lights on the mailbox kiosks have been straightened.

Pressure cleaning of sidewalks, curbs and the entrance monuments has gone a little slower than anticipated. This work will continue through November and possibly into December. Although slower, our cost (\$24K) is \$16K lower than what was paid last year...with better quality. Pressure cleaning of the gatehouses was also completed.

The recent, unseasonable, cold snap, coupled with very dry conditions caused a thermal inversion in two ponds in Rosedale. The inversion created a fish kill followed by an algae bloom and resulted in an offensive odor. This issue is somewhat random in which ponds are affected and is not unique to Rosedale. To mitigate the odor, our pond vendor has removed hundreds of pounds of

dead fish on several occasions and is treating the ponds with algaecide to address the algae. These operations will continue. Other options are also being discussed should the problem persist.

ARC Committee – Peter Ingraffia reporting:

The Committee met twice in October and addressed 15 requests. No requests are under review.

The Committee has received and approved several requests for permanently installed soffit lighting. It is the intent that these requests be reviewed on a request-by-request basis. Each installation is unique to the house style, placement of lights on the house, and house proximity to neighbors. The intent being to ensure light placement that may wrap around to the sides does not interfere or disturb next door neighbors. This is especially important with so many of our homes on zero-lot lines. Since we have adopted this guideline, we have not encountered any difficulty from homeowners who have requested these lights.

Landscape Committee – Sigrid Seymour reporting:

FUND REQUESTS

- Request for \$2,360 for additional Bougainvillea in some gaps where trees were removed along 87th street. Chuck made a motion to approve this, Susan seconded the motion, then all in favor, motion passed.
- Request for \$2,881 for multiple projects that Teal will do including relocating the 2 Agave at the entrance to increase visibility as you exit. Planting Philodendron behind the fence on the west side where invasives were removed. Adding Blue Daze to the North Bridge entrance and replacing a few Bougainvillea and Crotons at 70th gate island. Susan made a motion to approve this, Peter Seconded the motion, then all in favor, motion passed.
- Request for \$2,000 for planting two Slash Pines along pond 5 in Westbury where 6 pines were removed. (See note below regarding loss of our many pine trees.). Chuck made a motion to approve this, Peter Seconded the Motion, then all in favor, motion passed.

Also, a request for \$800 to purchase two park benches to be installed in the Eastwood Park. Ed Mazer made a motion to approve, Peter Seconded the motion, then all in favor, motion passed.

Then, Ed Mazer made a motion to add Cheryl Smith to the landscape committee, Peter seconded the motion, then all in favor, motion passed.

- Request for approval from the BOD to apply for Manatee County Enhancement Grant to enhance the plantings at the 44th Street entrance. Susan made a motion to approve this, Peter seconded the motion, then all in favor, motion passed.

Projects

- We received two estimates for the 44th Street enhancement and will be requesting one additional for the application of the Manatee Enhancement Grant. We will be doing a required walk through with Manatee on December 4th as part of the application process. The grant will match 50% of our enhancement costs up to \$10,000. Once all application requirements are complete and we receive approval from Manatee we will begin the enhancement, likely first quarter 2026.
- Save a Tree will be back to do some additional tree removal and trimming which should finish all trimming and removal to be done this year.
- New lighting is complete at Eastwood Park. Chuck is continuing to work on additional lighting being considered between the ponds in the Highlands. Mike Spellman recommends that we install low voltage lighting to save on costs and maintenance.
- Greenside recently planted the two new Oak trees in the dog park near the newly installed bench.
- Additional pond plantings were installed in ponds 5 in Westbury, pond 11 and 9 in Legacy, and pond 10 in the Links.

We had a recent incident of dying fish in Pond 7 along Carnoustie caused by the dip in temperature in the last week of October and our vendor Admiral was on site to remove the dead fish the next day. We had the same problem last winter in the ponds along the 44th street entrance and with this recent dip in temperatures, we may see the same phenomenon in other ponds so will work with Admiral to manage. (See note below regarding the technical explanation)
Information from Susan Griffith from UFL

“So, the pine beetles (the larval stage are what we refer to as the “pine borers”) that we have on our slash pines and longleaf pines do not colonize healthy pines. None of the three common species of borer do. They only colonize pines that are already on their way out. It is like maggots on roadkill to use a gross analogy (sorry for that) but the maggots are not why the deer died. Same thing here. Most pine decline is caused by hurricane force winds- and it can take from 1 to 3 years to see a pine decline to the point of being noticeably declining after a high wind event. You would just now be seeing the beginning decline from Milton and advanced decline would likely be due to Ian. (It can

also be from construction- root disruption is the main thing.) The borers are just a secondary to the main cause of the decline.”

Information from Admiral

I inspected the pond. The pond did experience “Lake Turnover” causing the dissolved oxygen to plummet. This is a natural occurrence due temperature changes in the water resulting in the mixing of unoxygenated water, trapped below the thermocline, in the lower water column with the oxygenated water in the upper water column. This mixing causes the total dissolved oxygen to crash which in turn causes fish mortality. There was a significant number of large Tilapia. Tilapia are considered “undesirable”. There were also several Bass. I did not find any Bluegill, Bream or catfish which is a good sign indicating that the dissolved oxygen crash was short lived. It appears that the pond is recovering. The total dissolved oxygen is at 4 ppm which is adequate. I will check back tomorrow and test the dissolved oxygen again.

The fish needed to be removed for the residents living on the pond and the overall health of the pond. I launched the boat and removed all the dead fish I could find. I disposed of the fish at the Lena Road Landfill which is an approved landfill for disposal of fish. The total weight of the fish removed was 540 pounds.

Community Access Committee – Ed Mazer reporting:

Speeding Program:

The camera was out 14 times in October: 4 times on 87th, twice on 88th, twice on 52nd Ave and 6 times on Tobermory. There was a total of 33 speeders in October: 8 residents, tenants and guests, 23 unidentified vehicles, and 2 associated with the golf course.

By street, the number of speeders were (in case you want to know):

- 87th – 5 (note the reduction of speeders since installation of speed humps)
- 88th - 3
- 52nd - 5
- Tobermory - 20

We clocked 5 residents, 0 tenants, 3 guests speeding. All 5 residents were recorded under 35, none in excess of 35 MPH. Total fines for residents: 5 at \$25. Currently, we do not fine guests.

In addition, we clocked 1 off-site golf member, 0 golf club employees, and 1 golfer speeding. The off-site member speed was at 34 mph, resulting in a fine of \$25. Total of fines for the golf course: 1 @ \$25 - total fine: \$25.00

23 "others" were caught speeding. Of those, only 11 could be identified. Of those 11, 1 was DoorDash, 6 was Amazon, 1 was Uber Eats, 1 was Wal Mart, and 2 were vendors. Access committee will continue to deal with repeat offenders and vendors.

Other Activities

- The usual everyday activity of managing the two gates, gate attendants, cameras and equipment
- Access continues to provide support to residents with TEKWave regarding warranty deeds, leases and various issues.
- Continue work to clean up the wiring of the gate control hardware at the 44th Avenue Gatehouse to make the installation more reliable and easier to maintain. The actual work is taking place now and we are making great progress.
- Ordered removal of aggressive rubber speed humps and replacement by more gradual paved speed humps. We hope to have the work completed in November.
- Updated letter inviting new residents to register with TEKWave

Communications Committee: Submitted by Jim Britton with Ed Mazer reporting:

Pretty much business as usual:

1. Composed and sent out 4 blanket emails to the community in October.
2. Posted copies of email to the Website
3. Visited 6 new homeowners personally to deliver Rosedale Welcome Packages.
4. In October we responded to 7 inquiries in Contact Us. 5 were forwarded to committees and the other 2 were answered by us.
5. We answered scores of direct email inquiries in October
6. We updated the email database with new email addresses.
7. We posted signs for all of the Board Meetings and closures.

Lighting Committee: Chuck Allen reporting

A follow-up on the shield for the 44th Ave gatehouse. Vendor has determined that this model of light does not come with any type of shield. They do not want

to custom make a shield as it may void the warranty. Vendor is ordering a different light for us that comes with a shield. When unit arrives, it will be installed quickly.

A follow up on the lighting issue along 51st Terrace and 53rd Dr. We have an electrical source on 53rd Dr; however, it's on the wrong side of the street. Not an issue; we can bore under the street to get it where we need. At 51st Terrace, we do NOT have an electric source easily available. We do have a transformer in the area that we can hook up an electric meter to and have an electrical supply. Committee is meeting with Peace River Electric and vendors to determine how we go about getting this done. Stay tuned for continued updates.

The landscape lighting for Eastwood Park, approved in the October board meeting, was installed Friday, October 31st

Several other maintenance repairs have been done throughout the neighborhood.

Our holiday lighting will soon up. Trimmers Holiday was out and finished all the lighting on the entry palm fronds and trunks. Wreaths and garland should be installed in the next week or so. Usually, holiday lights are ready to be lit around the Thanksgiving holiday.

Community Standards and Practices: Ed Mazer reporting:

Nothing new to report for this month.

Insurance Report: Brian Fischer reporting:

Nothing new to report.

Compliance Committee – Fred Booth reporting

Fred reviewed the October speeding report and recommended the board approve the speeding fines for the 5 residents at \$25 each and the one \$25 fine for the Golf Course

Peter Made a motion to waive the name of the speeders, Ed Mazer seconded, then all in favor, motion passed.

Peter then made a motion to fine the 5 resident speeders at \$25 each and the golf course for \$25. Susan seconded the mention, then all in favor, motion passed.

Compliance Committee agrees that a home on Royal Dornoch should be fined for having mulch bags in their driveway for over 3 months and was asked to remove the mulch and has not. Fine amount at \$50/day for 36 days from the comply date is \$1800.00. Peter made a motion to approve this fine, Chuck seconded the mention, then all in favor, motion is approved.

Also, we ask for approval for a fine amount of \$1150.00 for a home on Tobermory that has had trash and garbage cans alongside of their home somewhat shielded by bushes but can still be seen from the street. There has been 23 days since the comply date at \$50 per day. Peter made a motion to approve this fine, Ed Mazer seconded the mention, then all in favor, motion is approved.

We asked Paul Green to work with the Board to help define what can be and cannot be approved for outside lighting around the roof line of homes. We ask all such additions require an ARC approval and for the Board to define what is considered "permanent lighting" vs temporary. Also a directive as to all Holiday Lighting as to when it is permissible to put them up and when they need to come down.

The Board's decision on this should be communicated to all residents with an email from Ed Mazer ASAP.

We also ask the Board to clarify the proper approach to proving a roof that the homeowner says was cleaned but obviously has not been. We want to ask for documentation proof.

44th Ave. and Lena Road Project Committee – Chuck Allen reporting:

Chuck reported that he met with the county Monday, and the county has agreed to replace the Bahai at the 44th Ave entrance with St. Augustine. Existing Bahai should be removed by week's end, and the new St. Augustine installed early next week. Also, county will sod bank area west of the 44th Ave entrance where construction crew laid pipes, killing the sod that was there. This area will be sodded with Bahai, matching the existing sod in the area. This also should be done next week.

Chuck also provided this update on those in the Links that use reclamation water for irrigation. He was told that the county is literally running out of water that they can put in for reclamation usage. Because of that, they are limiting the amount of water that's released into the pipes. While not a great solution,

the recommendation is to try varying the times when you do your irrigation. He reported that when he drove by Eastwood Park at 6:00 AM Thursday morning, the sprinklers were going on the common area there and they were working just fine. Yet Ed Serra reported having problems two days before that. which was right across the street from Eastwood Park. Unfortunately, it's the best we can do right now with the water situation. This situation is occurring in all communities that utilize reclamation water for irrigation. Chuck was asked if this also impacted the golf course. He replied that the golf course pump water into a pond to use for irrigation when needed. However, they may experience the same levels of availability and have to adjust their watering schedules as well.

Manager's Report – Prepared by Christine Farnham with Andrea Bull reporting:

This month focused on:

- Supporting committees with vendor resources and scheduling.
- Advancing infrastructure projects (gatehouse door, mailbox repairs, speed hump research).
- Completing budget preparation and ensuring accurate distribution.
- Maintaining community standards through compliance inspections and guardhouse upkeep

Old Business:

- Peter said we're in the process of procuring someone to remove the current speed humps that I don't think anyone likes and to replace them with the asphalt humps that we talked about last month. We're hoping to have all this accomplished just after Thanksgiving.

New Business:

Chuck made a motion to adopt the Rules and Regs for sidewalk maintenance Peter seconded it. Motion carried.

With no additional old or new business to discuss, Peter opened the meeting to any residents' questions:

A resident asked the frequency of sidewalk cleaning, Chuck stated once per year.

Another stressed that the board should now focus more on speeders on Tobermory. Chuck responded that we had the speed monitoring device, but had some issues with the batteries, so getting that fixed first, then the device would be placed on Tobermory to collect data 24/7 for a week or so.

Another resident expressed concern for the safety of walkers on the tree tunnel.

With no other resident comments and all the agenda items covered, Peter moved to adjourn the meeting. Paul seconded. All in favor; motion passed. Meeting adjourned at 4:20 pm.

The next Board of Director's meeting will be Thursday, December 18, 2025.

**The Board wishes all of you
a happy Thanksgiving**

This message was sent to Ed@Themazers.Com by Communications@RosedaleMHOA.com
4914 96th St E, Bradenton, FL, 34211

 Unsubscribe 



This is a Test Email only.

This message was sent for the sole purpose of testing a draft message.