

Nov 10th Rosedale HAO Board of Directors Meetings Recap

Special Rosedale Board of Directors Meeting

The Rosedale Master Homeowner's Association Special Board meeting was held on Thursday, November 10, 2022 via Zoom. Purpose of this special meeting was to adopt two new resolutions to the Rosedale Covenants, Rules and Regulations regarding electronic voting and residents speaking at meetings.

With a quorum present, meeting was called to order by Peter Ingraffia at 2:05 PM. Notice was posted in accordance with Florida State Statute F-720.

Directors Present: President – Peter Ingraffia, Vice President – Jim Lamy, Secretary – Chuck Allen, Treasurer – Bob Eisenbeis, Director – Fred Booth, Director – Ed Mazer, and Director – Sigrid Seymour.

Peter Ingraffia reviewed the Electronic Voting Resolution:

- Resolution will permit owners in the Rosedale Master Homeowners Association, Inc. to utilize on-line voting in conformance with Florida Statutes, Chapter 720.317.
- This will give owners the option to vote electronically, but owners will not be required to do so – they can still vote via mail-in ballot or in person.
- The Master Board does not have definitive plans to utilize electronic voting yet. However, passage of this resolution allows it to do so.
- For any meeting at which the Association seeks to utilize an on-line voting system, the Association shall provide notice to all owners of the opportunity of this option. Deadline to consent to on-line voting shall be no less than 14 days before the election or other owner voting. After an owner consents to on-line voting, they will not be required to consent to future membership voting. Owners may opt out of electronic voting at any time by notifying

the Association no less than 14 days before an election or other owner voting.

Peter Ingraffia moved that the board approve the Electronic Voting Resolution. Jim Lamy seconded the motion. All in favor; motion carried.

Peter Ingraffia moved on to the second resolution for consideration - residents speaking at meeting.

- Resolution will afford each owner in the Rosedale Master Homeowners Association, Inc. the opportunity to speak for a maximum of three minutes on any properly noticed agenda item which is addressed at a duly noted meeting of the Board of Directors.
- Owners that wish to speak must notify the board of their wish to speak on an agenda item. During the business meeting, owners may only speak to agenda items. Other items that owners may wish to address will be heard at the end of the business meeting.
- Efforts will be made to get agenda out in a timely manner so owners may review and respond with comments should they so desire. Owners must contact the board via RPM, the Rosedale Contact Us website, or directly to a board member on which agenda item they wish to comment upon.

Peter Ingraffia moved that the board approve the Resolution regarding Owner's Speaking at Meetings. Fred Booth seconded the motion. All in favor; motion carried.

Dave Kuchinski had some comments. Regarding the right to speak, he asked if residents would be able to speak to the committee reports.

Peter Ingraffia replied that the board will work with the committees to identify agenda items and that the agenda itself clearly identify those items. Dave then asked why we needed to pass these resolutions, as he believed they were already a part of our by-laws. Why weren't we amending the by-laws verse passing the resolutions? Rhonda

Veaughn of RPM stated that these were procedural rule changes, and the association's attorney recommended the resolutions as such.

Adjournment: With the two resolutions addressed in the special meeting and no further resident comments, Fred Booth moved to adjourn meeting. Sigrid Seymour seconded the motion. All in favor, motion carried. Meeting adjourned at 2:15 PM.

Regular Rosedale Board of Directors Meeting

The Rosedale Master Homeowner's Association Board meeting was held on Thursday, November 10, 2022 via Zoom.

With a quorum present, meeting was called to order by Peter Ingraffia at 2:15 PM. Notice was posted in accordance with Florida State Statute F-720.

Directors Present: President – Peter Ingraffia, 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 October 13, 2022: Ed Mazer made a motion to approve the October 13, 2022 minutes. Sigrid Seymour seconded the motion. All in favor; motion carried.

President's Report: Peter Ingraffia reported:

- Rosedale's Annual Meeting will be scheduled tentatively for early March at this time. If residents have any changes to the CC&R's that they feel need made, please send these to a board member or the Contact Us website for consideration.
- All board positions will be open for 2023. Anyone interested in running should begin preparing / updating a resume for residents to review. Stay tuned for upcoming announcements on timing.

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 19th. Bob also stated that the reserve study is scheduled for October 25th.

Committee Reports:

Cable Committee: Jim Lamy gave the report.

Jim referenced a chart in the committee report showing the consultation and installation status of homes in the community. To date, 988 homes, or 94%, have completed the installation process, with 22, or 2%, scheduled for completion. 35 homes have yet to be scheduled; however, it should be noted that these are mainly snow-bird homeowners that have not arrived yet.

Jim stated that the equipment hut is still awaiting county permit approvals. This has been further delayed due to Hurricane Ian. The Communications Committee will assume responsibility for the new Rosedale community channel, which can be used for non-HOA community activities, such as charities, blood drives, local HOA meetings, etc. The committee will be seeking a volunteer for this task.

There is an on-going buffering problem, wherein streaming is interrupted intermittently, and the spinning wheel shows up on the screen. Hotwire has organized a special team to work with several customers experiencing this problem to gain insights to move to a solution to this situation.

Roads Committee: Tom Tangney gave the report.

Tom had several requests for funding approval for various projects, all of which will be done by Munyan Painting and be funded from reserves:

1. \$875.00 to replace 2 large, painted column caps at the 44th Ave. entrance (Hurricane Ian damage). Sigrid Seymour moved to approve. Peter Ingraffia seconded. All in favor; motion carried.
2. \$3,700.00 to repair and repaint the Tobermory bridge (both sides), including re-bonding stucco and replacing 3 column

caps. Chuck Allen moved to approve. Ed Mazer seconded. All in favor; motion carried.

3. \$2,169.60 to repair, clean and repaint the exterior of the 44th Ave. gatehouse, and \$9,500.00 to repair, clean and repaint the exterior of the SR70 gatehouse. Fred Booth moved to approve both gatehouse paintings. Jim Lamy seconded. All in favor; motion carried.

Installation of the ADA pads in the Legacy and Highlands sections has been completed.

Committee received a bid from Lykins to repair and replace signs damaged from Hurricane Ian. Bid is \$13,815.84, with a 50% down payment required (\$6,907.92). It should be noted that these new signs will be solid treated wood posts with vinyl sleeves and decorative caps, with metal instead of plastic signage, so they will hold up much better in storms with less future damages. Chuck Allen moved to approve expenditure. Sigrid Seymour seconded. All in favor; motion carried.

ARC Committee: Peter Ingraffia gave the report.

Peter stated that 27 requests had been reviewed in October, with one item under review, down slightly from the 30 requests received in September.

Committee is looking into homeowners that completed projects without or before ARC approval was given, and determining what actions should be taken. Committee recommends another email notification to residents directing them to the web page for what is needed for ARC approvals.

Committee also finalized guidelines for solar panel installations. Per Florida law, it is ok to place solar panels on one's property; however, master board/ARC may direct location as long as it does not interfere with impact and performance of the panels. As of now, committee is recommending that the conduit piping that runs across the roofs be painted the same color as the roof so as to blend in to the surroundings.

Landscape & Irrigation Committee: Cheryl Smith gave the report.

Committee is requesting that the funds allocated for the 87th St E tree

trimming that has been postponed now be reallocated to replace down trees from the storm. A total of 13 trees have been identified for replacement, and total cost of trees, installation, supplies and irrigation will be less than the funding available. 12 trees, for a cost of \$3,162.92, payable to Mary Willett, and a tree to be placed in the Highlands by the mickey mouse ears by Teal for \$295 are being asked for approval. Peter Ingraffia approved the plan and expenditure. Sigrid Seymour seconded. All in favor; motion carried.

Stormwater Committee: Gary Schaefer gave the report.

During the invasive clean-up, some invasives were unintentionally removed from private property. The resident's lawn was left in a disturbed state with approximately 6 pepper tree stumps. The area map drawn for the contractor was incorrect, causing this inclusion. SWM is recommending that board agrees to work with owner to restore his property. It was brought up that our CC&R's – Article 5, section 22A, states that "No weeds, underbrush or unsightly growth shall be permitted to grow or remain uncut or unmowed in any Lot...", and it should be the homeowner's responsibility to remove such invasives. In this case, the contractor did them a favor in doing part of the work for them. It was also brought up that a similar incident happened in a previous invasive clean-up. In this instance, board approved a small amount for Teal to plant some ferns. It was also brought up that there are several other homes in the area that also need some invasives removed from their yards. SWM will work with the homeowners to rectify and satisfy the situation.

Pond 19 bank restoration work will begin shortly. It also was delayed due to the hurricane. Work is expected to take 3-4 weeks. SWM recommends utilizing the pavement area at the end of the cul-de-sac for this material, as it will not block any homes and allows adequate area to turn around in the cul-de-sac. They have also spoken with the residents and the local HOA and gained their approval of this plan. Board approved this plan with stipulation that the restoration company must repair any damage should it occur. Board asked SWM to take before-hand pictures to compare with area after work has been completed.

Littoral pond plantings are being proposed for Pond 19 in Legacy and Ponds 22 and 23 in the Highlands. SW has researched the SWFWMD permits for all three Rosedale neighborhoods.

Community Access Committee: John Sasa gave the report.

All the damage to the front gate systems and control arms has been repaired and there are currently no pending issues.

Speed monitoring. The committee submitted a list of 294 incidences of speeding in the month of October. 60 incidences involved residents speeding multiple times. A list of 182 residents was sent to the compliance committee for review, and compliance committee will present during their report. The committee has provided the compliance committee with certificates of camera calibration, and pictures and video of each infraction showing the location, time of day and speed recorded by the radar. The access committee will continue to monitor speed and record violations throughout the community in the months to come, with monthly reports being sent to the compliance committee for review.

Communications Committee: Ed Mazer gave the report.

The Cable Committee Page has been updated, removing obsolete information and simplifying the page, making it easier to navigate and find information. FAQs has also been updated with obsolete questions removed.

As stated in the cable review, communications team will be taking over responsibility for the new Rosedale community channel. The committee is seeking a volunteer for this task. Someone with knowledge and expertise in the use of PowerPoint to create information slides for these events would be a good fit for this position. Please contact Ed Mazer if interested.

Lighting Committee: Chuck Allen gave the report.

There is nothing new to report at this time. Holiday lights have been installed; they should be turned on either shortly before or after Thanksgiving, and remain on until after the first of the new year. Community Standards and Practices: Jim Lamy had nothing new to report.

Compliance Committee: Fred Booth gave the report.

Compliance committee reviewed speed violation list from the access committee and recommended that each of the 182 identified October speeders be fined \$50 as a first offense. Fred Booth moved that the board approve and assess the fines as recommended by the

compliance committee. Chuck Allen seconded. All in favor; motion passed. Notification letters will be sent to these individuals by RPM Friday, November 11 and Monday, November 14th, with information as to the infraction, fine, payment details, and information concerning a hearing should they wish.

Peter Ingrassia moved that board waive reading of the names of the violators in the meeting. Sigrid Seymour seconded motion. All in favor; motion carried. Therefore, names will not be read or noted in the meeting; however, a list of the addresses of the offenders will be published in the official meeting minutes. (See attachment)

The committee noted that an owner in the Links was notified in the spring of 2022 of a hedge that needed trimmed down, as it was blocking the view of the ponds by his neighbors. At the time, the board gave the resident until the end of November 2022 to complete this task. However, as of November 10th, the hedge has not been trimmed. Committee recommends board assess a \$50/day fine beginning December 1, 2022 if the hedge is not trimmed as directed. Fred Booth moved to approve recommendation. Sigrid Seymour seconded. All in favor; motion carried.

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

New Business:

1. Speed Enforcement: this program and subsequent fines was discussed and handled during committee reports. Nothing new to discuss.
2. Discussion of removal of invasives and planting: this also was discussed and handled during committee reports. Nothing new to discuss.
3. 2023 Master Budget approval for mailing to members for December adoption: Bob reviewed the proposed 2023 budget. This budget benefited from insights and input from all the committees, as well as new information obtained from the reserve study. A full recap of 2023 budgeted income and expenses by line item is available for review on the Rosedale

website. Proposed budget raises annual fee from the 2022 rate of \$1,889 to \$2,074 for 2023, an increase of \$185 per household.

Sigrid Seymour moved that the board approve this 2023 proposed budget for adoption in December's board meeting. Fred Booth seconded. All in favor; motion carried.

With all business covered, Peter Ingraffia opened the meeting to any resident's questions.

Bill Moran had several areas he wished to address;

- Bill stated that the October minutes were not available on the Rosedale website, and the board had approved the minutes without them being seen by the residents.
- Bill also asked about the door fee collected from Hotwire and how it is reflected in our budget. He asked if this amount was being calculated into the 2023 budget and residents would then see a larger increase in the future as this funding was no longer included. Bob stated that the door fee is treated as an asset and not figured into budget consideration.
- Bill appreciated efforts access committee and board were taking to address the speeding issue, but he stated the problem has not gone away. There is still an issue along Tobermory.
- Bill commented on those speeding that were coming in to play golf. He thought that CH6, as a member of our association, was bound by our CC&Rs. He felt if residents could be fined for their guests speeding, then CH6 could be fined for their golf "guests" as well.
- Bill felt the resolutions the board adopted were actually a part of our by-laws.

Dave Kuchinski commented on the invasive work the SWM committee was doing, and pointed out that there are a lot of these invasives on the golf course. He recommended that the committee work with the golf course to bring them up to speed on what the

association was doing and try to get some buy in and alignment to get the invasives removed from the golf course.

John Sasa inquired if competitive bids were received for the paint jobs for the gate houses. He felt the cost was very high for a paint job.

Rich Toscano had several areas he wished to address:

- Rich thought the cable selection being offered fell short of expectations. He felt it needed upgraded to meet what he thought Hotwire was going to offer compared to the old Spectrum channels.
- Street cleaning: Rich felt the job done in the Glencourse area fell far short of expectations, and it continued down Royal Dornach.
- Landscaping: With the committee talking about replacing storm damaged trees, Rich stated there was a tree behind a mailbox station in the Links that needed looked at – it either needed straightened from the storm or removed and replaced.
- SWM and invasives: Rich stated that Links 2 was done in the past and wanted to know if the committee had plans for ongoing maintenance of these areas to prevent regrowth from occurring. Sigrid confirmed that the committee does have this maintenance in their plans.
- Fining for work done without ARC approval: Rich stated that the past board had broached this subject and agreed at the time to send warning letters to those violators about the infraction and state that future projects must be approved to prevent a fine. He preferred this approach verses a direct fine.

Susanne Lee also thought painting costs were high, but understood additional costs for repairs. She asked for confirmation of the amount of our door fee from Hotwire, which Bob provided. Bob reiterated that this is an asset at this time. Susanne also asked landscape about the monument plantings at the entrances to the various divisions, specifically Victoria Court. Sigrid confirmed that all monument / entry

areas of Rosedale have been identified for updating on a given schedule.

Adjournment: With no more resident comments, Fred Booth made a motion to adjourn meeting. Bob Eisenbeis seconded the motion. All in favor, motion carried. Meeting adjourned at 4.35 PM.

Chuck Allen, Secretary