

Recap of the Rosedale Master Homeowner's Association Board August 11, 2022 – via Zoom

This is a recap of the August Rosedale Master Homeowner's Association Board meeting, held Thursday, August 11, 2022 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.

With a quorum present, the regular monthly board meeting was called to order by Peter Ingraffia at 2:01 pm. Notice was posted in accordance with Florida State Statute F-720. Including board members and RPM, 25 people were in attendance.

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

Approval of BoD Meeting Minutes July 14, 2022:

Fred made a motion to approve the July 14, 2022 minutes. Bob seconded the motion. All in favor; motion carried.

President's Report – Peter Ingraffia:

- The Hotwire installation process is moving along well, yet many residents have not had their meeting with Hotwire to discuss installation needs and services. Residents need to contact Hotwire and make an appointment to do so ASAP.
- In-person board meetings: There is no availability at the clubhouse for the remainder of the year. RPM has contacted the library for space, which they have, but they have a 2-hour limit. As our board meetings usually run longer than 2 hours, this is not an option. Area churches have been contacted but also do not have space available. RPM will continue to look for a suitable location. Board members have agreed to be flexible on the meeting day should something become available (not necessarily Thursdays).

Treasurer's Report – Bob Eisenbeis:

Bob reported total assets of \$2.212M, with \$1.316M in reserves, \$836K in operating cash, and \$58K in other assets, of which \$36K is due from Aquagenix (which RPM as agreed to cover) and \$21K in receivables, most of which is not yet collected maintenance fees. Overall, we are slightly under budget at this time. Exact details

can be found on the Rosedale homeowner's website under the Governance tab, Committee Reports for August.

Committee Reports:

Cable Committee – Jim Lamy reporting:

Jim referenced a chart in the committee report showing the number of houses in each area of Rosedale (Legacy, Highlands and the Links) and the number of homes completed with trunk fiber and drop pipe lines installed. Overall, the Links is the furthest along, followed by the Highlands and then Legacy. As of this report, 100% of the Links homes had the box attached to the home with the red fiber cable connected to it; 95% of the Highlands is so completed and 15% of Legacy. This is to be expected, as Hotwire started installation in the Links.

Jim stated that next step is to begin the in-home installations. Hotwire is expected to begin this next week, with 480 homes expected to be completed in the first week, with 300 the following week and 300 the next week. Hotwire is expected to send emails to residents providing them details on this installation process and dates.

As Peter mentioned in his President's report, still many residents that have not had their 1:1 meeting with Hotwire. Jim encouraged everyone to call and make that appointment ASAP.

Now that the cable installation is completed, Hotwire is working with our engineer for swale restoration / repairs. Hotwire has 5 pallets of sod ready to repair any and all damaged swales and return them to normal.

The Hotwire equipment hub that will be placed near the Highland Circle and the pumping station is still awaiting permit approval. Hotwire is working to expedite it through the county commissioner. The temporary equipment trailer located on 87th Street will be adequate to get the community up and running. When the Hut is finished, Hotwire will move the equipment to the hut, a process they've assured us is not particularly difficult. This will cause a temporary service interruption for which we will alert the community. The Hut will likely be in place a month or so after our service cutover.

Roads Committee – Tom Tangney reporting:

Tom stated that the new Stop Ahead sign had been installed on 87th St E. and a faded stop sign replaced on 88th St. E.

Tom asked for a motion to revise the funding approval for the bent signpost on 52nd St. Original estimate was \$1,200; new amount is \$1,444.50. Chuck moved to approve revised expenditure. Fred seconded. All in favor; motion carried.

The road surface hole that opened up on 96th St. E revealed a significant underground void beneath the pavement, caused by a faulty pipe connection to the inlet box. An emergency assessment and repair was conducted by our contractor ANJ with engineering support. Expense will be approximately \$5,800, which will come out of reserves. There may be a small additional invoice for engineering services coming yet.

The road surface hole on 88th St. E by the golf cart crossing was reviewed and assessed by the county, who found that it does not appear to be sanitary sewer or water line related. They suspect poor subsurface compaction and / or erosion. Committee is looking to get someone out there as soon as possible to begin repair as well as gain a better understanding of overall issue. In the meantime, Tom urged residents to leave the cones there – they are there for safety! Unfortunately, one cone has been removed / taken, and the other cone has been repeatedly moved. Tom acknowledged it was an inconvenience, but safety is the overall concern.

Committee is struggling to get contractors to bid on the new design for the update of the SR-70 entrance, which includes the contractor who provided the new design. Lykins Signtek has supplied a bid for the 44th St. monument replacement for approximately \$43,000. Lykins will be asked to bid on the SR-70 monument as well. However, the total bid is expected to come in higher than the original \$50,000 estimated for this project. This funding will also come out of reserves.

Chuck asked about the status of the ADA mats and mailbox lights as discussed in July's meeting. Tom stated the mats had been ordered and expected them to be delivered and installed in the next month or so. He stated the remaining mailbox lights had been ordered as well, and as soon as they come in, our handyman will install. He expected these to arrive soon as well.

Tom did state that surprisingly, more mailboxes had been damaged in 2022 than in any of the past years. Additional mailboxes have been ordered for back-ups in case they are needed.

ARC Committee – Peter Ingraffia reporting:

Peter stated that 27 requests had been reviewed in July, down from the 44 requests received in the previous two months.

In June, discussion ensued regarding trees planted close to driveways which are causing harm to the driveway structures. The ARC has learned that a tree within 6' of a driveway can be removed without County approval provided there is at least one other street tree on the property. An ARC request is still required. ARC guidelines will be updated to reflect this change.

New discussion ensued regarding permits. Currently some ARC requests are being held up waiting on permits, but ARC should not be policing permits. It is the homeowner's responsibility to obtain the necessary permits for the work being done, and if a permit is not obtained properly, it will be actions between county enforcement and the homeowner, not the ARC. With that, Peter made a motion to add this new policy to the ARC: In the event no permit is provided, approval of any change, however minor, is contingent and revocable, upon the future determination that should it be deemed a permit was required and not obtained. Jim seconded. All in favor; motion carried.

Landscape Committee – Cheryl Smith reporting:

The SR70 phase one project is complete. Mulching is finished and all lights have been installed. Trees and plants identified for repurposing in other areas have been moved and replanted. The only issue is the irrigation electric lines that serviced the monument area were severed when the county re-asphalted the street. Teal has installed battery nodes to service this area at this time.

Baltry Court is complete! Water meter has been installed and irrigation lines all run. Sod has been laid and area is now done.

Cheryl asked for approval for \$5,000 for Cleancut Tree Trim to trim the palm trees along 87th St. E. This area was not able to be trimmed previously due to the eagle's nest at Sweetbriar, and deferring funding until later in the year to ensure budget would be met. Committee is assured now of the funds. Fred moved to fund this project. Chuck seconded. All in favor; motion carried.

Cheryl had several additional funding requests that were not in the committee report. She asked for \$100 to removed vines from the North Bridge fence, \$800 to remove a dead tree in the Eastwood Circle and plant a new 25-gallon tree, \$300 to plant 10 3-gallon grass plants in this area as well, and \$775 for sod and dirt to fix damaged swale areas behind homes in the Eastwood circle area. All work will be done by Teal. Bob stated that all would be covered in budget lines except the \$775 for the swale repair, which will be classified as an unbudgeted expense. Fred moved to approve expenses. Sigrid seconded. All in favor; motion carried.

Chuck inquired as to the tree cutting that occurred in the SR-70 monument area. Cheryl stated that these were the Ligustrum trees that the committee was trying so save but were unsuccessful. Chuck wondered if lights there were properly positioned now that the trees were gone. He will follow up.

Storm Water Management Committee – Gary Schaefer reporting:

As discussed in July's board meeting, committee has selected Pond 19 for shoreline repairs. Gary was seeking approval for \$43,000 from reserves for Finn Construction to do this work. This work will only be on residential side of the pond. Finn was the lowest bidder by a significant amount and was approved by our engineer Rich Schappacher. Sigrid moved to approve expense. Peter seconded. All in favor; motion carried.

Also discussed in July's meeting, board approved Crosscreek to begin invasive removal project. Gary asked for approval of an additional \$1,945 to have Crosscreek do a treatment of any invasive resprout in previously cleared areas. Gary recommended using funds from budget line 2059 to cover this expense, as all of the invasives budget has already been assigned. Sigrid moved to approve expense. Ed seconded. All in favor; motion carried.

As a side note to the invasive discussion, it was noted that these areas being treated are in protected wetlands or preserve areas. As such, **only** the invasive species can be removed. Other debris, including dead or dying trees or bushes, cannot be removed – they must remain in the protected area. It was suggested to send a reminder to residents about what can and cannot be done in these protected wetlands and preserve areas.

Committee has meeting scheduled for August 25th with new SWFWMD team to gain approval and sign-off for swales and changes in classification for Pond 5 in the Links.

Sigrid spoke about work being done on Pond 9 in the Links. This pond was the start-up pond for the no-mow zone proposal. However, after difficulties in getting the proper equipment to maintain this area, the committee and the board decided to focus on the littoral shelf plantings to help maintain the shore banks and prevent erosion. However, the no-mow area on Pond 9 has become overgrown. Therefore, Teal will begin cleaning up this area, trimming down the grass in stages. They are planning on doing three different / separate trimmings in this area, taking the grass level down more each time until it gets to a mowable height. At that time, the local HOA responsible for this area will have their landscape company mow along the pond's edge on a regular basis and keep it maintained. Also, the company doing the

littoral plantings in other ponds will be visiting Pond 9 to remove the excess spike rush plants. This should improve the overall aesthetic condition of this pond.

It was also reiterated that, at this time, all local HOA's and individual homeowners with ponds are responsible for the mowing and maintenance of the grounds up to the ponds edge.

Gary stated that there was flooding along Tobermory and 51st Terrace E during the July 13th storm, which has not occurred before. His concern was that there may possibly be blockage caused by vegetation along Williams Creek that may have contributed to this issue. A quote to do such work to clear this vegetation is being sought by our engineer, Schappacher.

Community Access Committee – John Sasa reporting:

Committee is working with Allied, our current security company, concerning use of a virtual security system and what additional needs would be necessary for such a system. Further details and a proposal is expected in the next 30 days. Committee has proposal from other contacted company, Invera. Committee will evaluate the two when they are ready. This is simply an information gathering project that will require a long vetting process.

Radar security camera has arrived, and training on the new system will begin with the committee next week. John has been told the system is fairly easy to operate and manage. Committee will get camera placed in the community soon after training to begin gathering data. He expects reports to the board will follow shortly thereafter. A community email blast will be sent out letting residents know that the camera will be in various areas of the neighborhood in the next month as the committee gathers data. Committee and Board will use the next month or so to get up to speed on the new system, and to be able to gain some insight into the magnitude of the reported speeding issue. Ed suggested that the camera be added to our insurance policy; Ronda of RPM said she'd send information to our carrier to add it to our policy.

The paper scanner at the SR70 entrance has been repaired and is functioning properly. Cost of repair was slightly less than original estimate.

Communications Committee – Ed Mazer reporting:

Ed reported business as usual. Community email blasts are providing the information the residents need in a timely manner. Jim brought up concern that our emails were only reaching homeowners and not those that were renting, as he was uncertain if our

mailing list was as complete as it should be. Ed will work with John Sasa, gaining information from the Dwelling Live system, and with RPM to try and update and fine-tune the mailing lists.

Lighting Committee – Chuck Allen reporting:

The 2022 holiday lighting estimate has been received from Trimmer’s Holiday for \$5,104, down slightly from last year’s cost and well below the \$6,000 budgeted for this year’s lighting. This includes lighting for both SR70 and 44th Ave entrances. Main reason for decrease is less tree lighting at the SR70 entrance due to smaller trees with the replanting. Company will begin installing lights as early as October, with lights going on before Thanksgiving and remain on until after the new year. Chuck moved to approve the contract. Peter seconded. All in favor; motion carried. Peter will sign contract and RPM will issue the 50% deposit required by September 1.

Chris Janke, our lighting handyman, worked with Rayco this week on various lighting issues throughout the community. The Links pillar lights on Malachite were repaired; the Sweetbriar entrance monument lights and lighting on the street on either side of the monument were repaired; the lights at the entrance to North Bridge were repaired; and the lights on the Westbury Lakes side of 87th St. E were fixed – they were always on and are currently working as they should. However, additional lighting along the golf course side of 87th and the end of the “oak island” by the SR70 gatehouse still needs work. This is expected to be addressed week of August 15th.

Community Standards and Practices – Jim Lamy reporting:

Committee has begun creating clarification documents to the CC&Rs on the three items previously discussed: flags, open houses, and fishing rules. These will be forwarded to the board as they become available.

The committee has also created a working draft of rental/lease documentation requirements, which will be available for review shortly. This will not only cover documentation needs but also address overall processes, including Dwelling Live, emails, and other areas.

Compliance Committee – Fred Booth reporting:

Committee has looked at all the old violations from 2020 and 2021 and cleaned them all up. Notifications have been sent to various residents for roof cleaning, tree trimming and lighting (garage lights or carriage lights).

Requests for volunteers for the hearing committee resulted in several new additions to the committee. While the committee is a 3-person group, this will allow for some alternate members should someone not be available. Hearing date will be moved from current Friday schedule to the second Monday following the Master Board meetings, with first Monday meeting expected to be in October. Hearings will continue to be held at the RPM offices from 3:00 – 4:00. Only offenses that have resulted in a fine will be heard at these hearings.

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

New Business:

- The Hotwire bonus funds for signing the contract with them have been received, but the check has not been cashed yet. Bob recommended creating two new accounts for these funds – part of the funds in a Morgan Stanley account, and the rest in an easily accessible banking account. Fred moved that we create these accounts and deposit the funds accordingly. Peter seconded. All in favor; motion carried.
- Peter suggested the Board needs to consider the long-term engineering needs of the community. As we live in an aging community, systems and areas continue to need repair and updated. He felt we needed additional expertise to not only help with situations but to also become more proactive and possibly catch potential issues before they become real problems. Discussion ensued that this could possibly be a reserve expense; Bob will add this as part of the reserve study being done. Others suggested we may need several “experts”, as possibly hard to get one engineering firm that is expertise in all the areas we may need assistance on. Agreement from the board that this was necessary consideration and good to have it on the radar.

With all agenda items covered, Fred moved to adjourn the meeting. Jim seconded. All in favor; motion passed. Meeting adjourned at 4:02 PM

With the business meeting concluded, Peter opened the meeting to those attending.

Jerry Tippen had a question concerning the dirty street gutters in the Links. He wondered if we had a contract for someone to power wash these areas. Tom Tangney confirmed that we do have a power washing contract, and the Links is the focus this year for cleaning sidewalks and gutters. He did not have an exact time when this would be done, but it is on the schedule.

With no further resident's comments, Peter thanked everyone for attending and ended the meeting. Meeting ended at 4:06 PM.