

**From:** Ed Mazer, Communications Committee <Communications@RosedaleMHOA.com>  
**Sent:** Monday, September 21, 2026 12:50 PM  
**To:** Edward & Charlene Mazer  
**Subject:** Recap of the Sept 17th Zoom Rosedale Board of Directors Meeting



**Rosedale Master Homeowners Association**

[www.rosedalemasterhoa.com](http://www.rosedalemasterhoa.com)

## **Recap of the Sept 17th Rosedale Zoom Board of Directors Meeting**

by Susan Hetzler, Secretary

The Rosedale Master Homeowner's Association Board Meeting was held Thursday, September 17, 2026, via Zoom. With a quorum present, the regular monthly board meeting was called to order by Vice-President Chuck Allen at 2:01 pm. Notice was posted in accordance with Florida State Statute 720. A total of twenty-five (25) people were in attendance, including board members and RPM.

**Directors Present:** Chuck Allen, Vice-President; Ed Serra, Treasurer; Susan Hetzler, Secretary; and Directors Ed Mazer, Paul Green, and Joe Brooks.

**Meeting Minutes:** Approval of the BOD August 20, 2026 meeting minutes. Ed M made a motion to approve the August 20, 2026 minutes; Paul seconded the motion. All in favor; motion passed.

### **President's Report - given by Chuck Allen**

Chuck presented a video review of the before and after of the SR70 Gate House renovations. The project is nearly complete. To review the before and after presentation of the SR70 renovation, ***click here***.

### **Treasurer's Report - given by Ed Serra**

Cash on Hand

\$2,589,416 total; \$1,281,124 operating/other; \$1,308,292 reserve. All seven (7) bank accounts reconciled and balanced.

#### Income vs. Budget

On budget. YTD actual \$2,605,268 vs. budget \$2,606,152 (–\$884, essentially flat).

#### Expenses vs. Budget

August ran \$39,274 over budget (\$250,399 actual vs. \$211,125 budget). YTD is still \$107,580 under budget (\$2,019,419 vs. \$2,126,999).

- August drivers: Tree & Shrub Replacement (+\$29.2K over budget), Pressure Wash Sidewalks (+\$22.5K, exhausts annual budget), Irrigation (+\$5.6K), Landscape Lighting (+\$2.9K).
- Gate Hardware (\$25.7K posted) is largely a reclass of prior-month spend miscoded to Access Control, not new August spend.
- YTD favorable offsets: Insurance (+\$22.1K under budget — timing only, premium invoice due in October, will reverse), Onsite Admin (+\$14.9K), Professional Fees (+\$6.1K).

#### Reserves

Fully funded \$438,000 YTD, on budget. \$327K in reserve transfers/disbursements YTD vs. \$211K budgeted, mainly from unbudgeted capital projects (sidewalks \$108K, mill/overlay \$50.6K, irrigation \$42.5K) rather than a shortfall.

#### Accounts Receivable

\$26,645 total past due across twenty-one (21) accounts (96.07% collection rate). Past-due annual maintenance accounts are already with the Association's attorney for collections.

| Category                | Accounts | Balance          |
|-------------------------|----------|------------------|
| Annual Maintenance Fees | 21       | 20,923.95        |
| Violation Fines         | 14       | 3,3003.80        |
| Late Interest (18%/yr)  | 12       | 2,124.73         |
| Demand Letter Fees      | 7        | 525.00           |
| Legal                   | 7        | 67.76            |
| <b>Total AR</b>         |          | <b>26,645.24</b> |

#### Bottom Line

|                                | Actual            | Budget            | Variance           |
|--------------------------------|-------------------|-------------------|--------------------|
| Net Operating Income – August  | (159,550.31)      | (119,788.35)      | (39,761.96)        |
| <b>Net Income Year-to-Date</b> | <b>585,848.66</b> | <b>479,153.20</b> | <b>+106,694.46</b> |

The Association remains favorable for the year overall. The Board may want to discuss the August capital-project concentration, since several lines are now at or above their

full annual budget with a third of the fiscal year remaining. Note the \$22.1K Insurance favorability is timing (due October), not a permanent saving.

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## **Committee Reports:**

### **Infrastructure Committee – given by Tom Tangney**

Tom opened the discussion by requesting a motion for \$40,000 (Reserve, 4.760 Retaining Walls Timber) to replace 565 (five hundred sixty-five) feet of rotting wooden capping along the seawall on Pond 11 (52nd Ave/52nd Dr) with composite boards (longer lasting than pressure treated wood). The reserve plan has \$75K allocated for the project in 2027. A portion of the allocation will be brought forward to cover the expense. Susan moved to approve the request; Ed S seconded the motion. All in favor; motion passed.

A motion was requested for \$112,895 (Reserve, 4.710 Ponds Shoreline Repairs) to proactively address numerous pond related deficiencies (primarily erosion/drainage related) in the Legacy and Highlands neighborhoods. These were identified by the HOA's engineer and need to be corrected in support of five (5) 2027 SWFWMD recertifications. Susan moved to approve the request; Paul seconded the motion. All in favor; motion passed.

An additional motion was requested for \$2,850 (Reserve, 4.020 Asphalt Patch) to address a depression in the road at 8655 54th Ave Cir (Westbury Lakes). This depression was repaired at the same time as the depressions on 88th St and 96th St that were approved last month. All but one of those were due to well points that were poorly filled during the initial roadbed construction. The final depression (96th) was due to a rotting wooden pallet left in the roadbed during the original aggregate compacting/paving. None were due to sanitary sewer line leaks. Ed S moved to approve the request; seconded by Ed M. All in favor; motion passed.

A final motion for a maximum of \$5,000 (Reserve, 4.100 Catch Basins) to address a backed-up storm sewer inlet on 53rd Ter E (Sweetbriar) was requested. Chuck moved to approve the request; Susan seconded the motion. All in favor; motion passed.

Miscellaneous projects discussed that are underway and/or completed were: a rusted surface drain grate in Eastwood Park that was replaced with a galvanized grate, the SR70 gatehouse renovation that is essentially complete, numerous ponds throughout Rosedale that were treated for algae buildup (caused by hot/rainy weather), and several minor sign and mailbox repairs, also completed.

### **ARC Committee - given by Chuck Allen**

The Committee met twice in August. On August 5th, the Committee reviewed thirteen (13) requests; on August 19th, eight (8) requests were reviewed. Of the requests reviewed, two (2) requests were denied. One (1) of the denied requests was submitted "after-the-fact." Caitlin is doing follow-up on it. The other denied request was for a fence; it was denied because it backed up to a pond and violated the CCRs.

Chuck made a motion to approve the addition of two (2) new volunteers to the ARC Committee; seconded by Susan. All in favor; motion passed. The Board welcomed Les Cavicchi and Lorie Maschmeyer as new members of the Committee.

## **Landscape and Irrigation - given by Chuck Allen**

Sigrid opened the discussion with several funding requests:

| <b>PROJECTS</b>                                   | <b>BUDGET CODE</b> | <b>NOTES</b> | <b>COST</b> |
|---------------------------------------------------|--------------------|--------------|-------------|
| Screen Electrical Box Carnoustie/Tobermory Circle | 2074               | Teal         | \$885       |
| Doone Valley Irrigation Electrical Conversion     | 2077               | Chuck/PRECO  | \$2,000     |

A motion was requested for \$885 for the screening of the electrical box on the Tobermory Way and Carnoustie Place circle. Chuck made a motion to approve the request; Ed S seconded the request. All in favor; motion passed. A second motion for an irrigation electrical conversion on Doone Valley for \$2,000 was requested. Chuck moved to approve the request; Ed S seconded the motion. All in favor; motion passed.

A variety of projects are underway and/or nearing completion. Most tree trimming by SavATree was complete; some punch list items are still in the works. Cheryl Smith will be managing the Memorial Bench Project; two benches have been requested so far. Program details and the application form are located on the HOA website; search Memorial Bench. The entrance to the dog park is washing out. The Committee is exploring some hardscape/stone options. Pine straw installation throughout the community is scheduled for a December time frame.

## **Access Committee - given by Ed Mazer**

The camera was out eleven (11) times in August and clocked forty-five (45) speeders. Of those forty-five (45) speeders, one (1) was a resident, one (1) a tenant, six (6) guests, two (2) vendors, seven (7) golfers, three (3) others going to the Club, twelve (12) Amazon drivers, and the remaining thirteen (13) unidentified.

| Speeders by Location |               |                   | Driver Designation |                            |                |                |              |
|----------------------|---------------|-------------------|--------------------|----------------------------|----------------|----------------|--------------|
| <i>Location</i>      | <i>#Times</i> | <i># Speeders</i> | <i>Residents</i>   | <i>Guests/<br/>Tenants</i> | <i>Golfers</i> | <i>Vendors</i> | <i>Other</i> |
| 52nd Ave             | 0             |                   |                    |                            |                |                |              |
| 87th St E            | 5             | 25                | 1                  | 3                          | 8              | 2              | 11           |
| Tobermory NB         | 5             | 19                | 0                  | 4                          | 2              | 0              | 13           |
| Tobermory SB         | 1             | 1                 | 0                  | 0                          | 0              | 0              | 1            |
| <b>Totals</b>        | 14            | 45                | 1                  | 7                          | 10             | 2              | 25           |

One of the guests was found to be speeding twice in August; two Amazon drivers were also found speeding twice in August, one at 38 mph. August also saw an increase in the number of speeders on 87th St. The Board has spoken with the Club and with Amazon to get them to exert more effort to control their member speeders.

It was recommended that one (1) resident speeder and one (1) tenant speeder clocked between 32 mph to 35 mph be fined \$25 each; no fines for the Rosedale Gold and Country Club were recommended. Chuck made a motion to withhold the names of the resident speeders; seconded by Ed M. All in favor; motion passed. Next, Ed M moved to fine the one (1) resident and one (1) tenant speeders \$25 each; Susan seconded the motion. All in favor; motion passed.

Access continues to provide support to residents with TEKWave regarding warranty deeds, leases, and various other issues. The Board continues to explore additional options to reduce/eliminate the number of motorists who continue to hit the barrier arms while entering and/or exiting the community. As a reminder, please exercise patience while waiting for the barrier arms to raise before proceeding.

During a recent thunderstorm, lightning caused a surge in the ethernet cables that connect the cameras at the 44th Ave Gate House to fail. A motion for \$1,000 was requested to purchase and install surge protectors to protect and isolate the cameras to prevent a reoccurrence. Ed M moved to approve the request; seconded by Ed S. All in favor; motion passed.

## **Communications Committee - given by Ed Mazer**

Four (4) blanket emails were sent out to the community and copies of emails were posted to the Website. Welcome Packets were given to five (5) new homeowners in July by our volunteers. Five (5) inquiries were received through **Contact Us** Website Page; all were handled directly by the Communications Committee members with assistance from RPM's Caitlin Moore who has been very helpful in responding to resident's inquiries. Emails sent to

[communications@rosedalehoa.com](mailto:communications@rosedalehoa.com) were answered directly. Signs were posted for the August 20, 2026 Board meeting.

### **Lighting Committee – nothing to report**

### **Community Standards and Practices - given by Joe Brooks**

The committee has been working through the final edits to the bylaws to ensure that all of the proposed revisions are accurate, clear, and reflective of the Board's discussions. The Committee is taking time to review the language carefully and address remaining changes before presenting the final version. The Committee anticipates having the revisions completed and ready for the Board's consideration and vote at its next meeting, giving the Board the opportunity to review the final updated bylaws before formally approve them.

### **Oversight - given by Susan Hetzler**

The Committee did not meet in September. Manatee County water restrictions remain unchanged and will likely be in effect until October 1st. In the interim, any follow-up inspections on the homeowners that received violation notices for roof cleaning remain on hold. Conditions will be re-evaluated to determine how/when the follow-up inspections will occur.

### **Compliance/Hearing - given by Caitlin Moore**

A motion to approve the addition of three (3) new members to the Compliance/Hearing Committee was requested by Caitlin. Chuck moved to approve three new volunteers to the Compliance/Hearing Committee; the motion was seconded by Ed M. All in favor; motion passed. The Board welcomed Tracey Franklin, Bruce Hamous, and Sharon Pomposi as new members of the Committee.

### **Insurance – See Manager's Report**

## **Lena Rd/44th Ave - given by Chuck Allen**

The new Malachite gate was installed Monday, August 28<sup>th</sup>. A locksmith was on-site when the gate was installed so the locking mechanism could be re-keyed to match the existing access keys in resident's hands. A couple of issues with the keys were resolved; keys were ordered and available for those residents in need of keys. Pictures of the old and new gates are shown below.

**Old Gate**



**New Gate**



## **Monthly Manager's Report - given by Caitlin Moore**

### Committee Involvement

Caitlin continues to work closely with the Infrastructure Committee on various projects, attend meetings, and assist with facilitating communication between vendors and committee members. She also expressed the need for additional volunteers for the Compliance

Committee at last month's meeting. Three individuals have volunteered to serve; the Board appointed them.

### Budget Season

The proposed 2027 budget draft has been sent over to the GL department for review and approval prior to distributing to the Board for discussion/review.

### Insurance Renewals

A majority of the associations' insurance policies renew in October. Caitlin has been working with Sharon Mower of the Baldwin Group, Rosedale's insurance broker, on renewal quotes and rates. The 2026-2027 Insurance proposal shows minimal rate increases in two (2) of the four (4) categories (Directors/Officers, Bond/Crime), a modest increase in General Liability with rates up across all associations, while a larger increase can be seen in the Umbrella policy. Umbrella coverage has become a tough market with not many options (especially with 15M in coverage which will remain unchanged). The cost in 2025-2026 was \$45,119.84; the proposed cost for 2026-2027 is \$53,356.90 for the four (4) categories. Ed M moved to approve the insurance renewal proposal from the Baldwin Group; seconded by Paul. All in favor; motion passed.

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### Malachite Gate Keys

Several requests for additional keys for the Malachite pedestrian gate were received due to school being back in session allowing residents' children to utilize the gate. Additional keys are available at RPM's office.

### Walking Path Assessment

Caitlin is in the process of coordinating a meeting with an engineer to discuss the feasibility of establishing a walking path along 87th Street. The HOA will be seeking the engineer's guidance on whether a walking path is permitted in the proposed area and whether or not any applicable engineering, safety, right-of-way, permitting, and/or regulatory requirements need to be addressed. The engineer's assessment will help determine whether the proposed walking path is allowable and what steps would be necessary to move the project forward.

### **Compliance** – given by Caitlin Moore

Caitlin led a discussion and requested a motion for a violation fine of \$2,900 for a homeowner who did not properly submit an ARC request prior to installing a landscaping project without approval. Ed M moved to approve the violation fine; seconded by Paul. All in favor; motion passed.

## Old Business:

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All covered above.

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With no additional old or new business to discuss, Chuck opened the meeting to residents' questions.

Brian Hamous thanked the Board for appointing him to the Compliance/Hearing Committee.

A resident asked about the status of parking on both sides of the street. Chuck informed the Board that an update would be provided at the October Board Meeting.

With all of the agenda items covered, Ed S made a motion to adjourn the meeting; Ed M seconded the motion. All in favor; motion passed. The meeting adjourned at 3:17 pm.

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The next Board of Director's Meeting will be held on  
Thursday, October 15, 2026.

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