

## **Recap of the Rosedale Master Homeowner's Association Board**

**March 10, 2022 – via Zoom**

This is a recap of the March 10, 2022 Rosedale Master Homeowner's Association Board meeting, held Thursday, March 10, 2022 at 2:00 pm 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, meeting was called to order by Peter Ingrassia at 2:02 pm. Notice was posted in accordance with Florida State Statute F-720. Including board members, 36 people were in attendance.

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

**Approval of BoD Meeting Minutes February 10, 2022:** Fred made a motion to approve the February 10, 2022 minutes. Jim seconded the motion. All in favor; motion carried.

### **President's Report – Peter Ingrassia:**

- All amendments / changes to the CC&Rs passed with 2/3 majority. Documentation of such will be signed by required officers and then filed with the county.
- Task now is to enact and implement the changes that have been made. Also need to look at others that need updated. Committee will discuss further on how to get this done.
- Peter asked Jim to provide additional comments:
  - Jim stated that the committee needed to consider interplay between ARC and compliance committees.
  - We needed to keep in mind that the CC&R's outline how the community looks and acts.
  - Jim recommended board consider “transitioning” the transition team into this new team, as transition work was completed. Jim will update team charter for this new team.
- Bob added this may be an opportunity to update and improve our Rules and Regulations, with an opportunity to streamline and coordinate these two efforts.

### **Treasurer's Report – Bob Eisenbeis:**

Bob reported total assets of \$2.965M, with \$1.339M in reserves, \$1.382M in operating cash, and \$245K in other assets, of which \$207K is not yet collected maintenance fees. While high, Bob reported this amount is down from year ago. Overall, we are slightly under budget at this time. Exact details can be found on the Rosedale homeowner's website under the Governance tab, Board of Directors Minutes, Board of Directors Meeting Committee Reports for March.

### **Committee Reports:**

#### **Cable Committee – Jim Lamy reporting:**

Jim provided same recap he gave at the annual meeting March 7<sup>th</sup> and at the special board meeting to consider the new cable offer on March 4<sup>th</sup>. This recap was sent to all Rosedale residents via a

communications blast as well as posted on the Rosedale homeowner's website. Jim added that he felt the committee needed to divide themselves into two: one covering ongoing installation process, and another handling ongoing communications / updates to the community and everyday cable business. As such, Jim is asking for more volunteers. Jim nominated Greg Morton as a new member for the cable committee and moved that he be accepted. Chuck Allen seconded motion. All in favor; motion carried. Greg will be added to the cable committee list. Jim stated that there would be ongoing communications to the community as this project rolls out.

**Roads Committee – Tom Tangney reporting:**

Tom had originally sought to gain approval of an ongoing cleaning contract with Cape Coral. This contract would be a multi-year contract covering cleaning of sidewalks, gutters, monuments and walls. However, after consideration, he asked to hold off on this proposal as he evaluates pricing proposal verses how funding is budgeted for all these projects. Tom will have a follow-up for the next meeting.

The team is working on plans for the 44<sup>th</sup> Ave. and SR70 monuments. The 44<sup>th</sup> Ave. monument is in need of repair / refurbishment; the SR70 monument could use refurbishing as well. At the very least, the SR70 monument needs to be thoroughly cleaned. Team is looking at various options, including refurbishing both monuments at the same time which could result in a potential cost savings if done together. Looking at potential updating of signage/logo to match those on entrance monuments into the Highlands and Links neighborhoods. Peter suggested Tom keep in close contact with the golf course, as the name and logo are integral to their business and namesake. Tom will do so, and team will continue to develop plans for these monuments. Bob stated this work would be a reserve expenditure.

During this discussion, Bob stated his team was working to update the financial forms, including line items, amounts budgeted and amounts spent to make them easier to work with and give the committees better tools to assist in their project planning.

**ARC Committee – Peter Ingraffia reporting:**

Peter attended Wednesday, March 9, 2022 meeting as the new chair of this committee. Peter stated he had no specifics, but committee had reviewed many ARC requests and were doing a great job of moving them along. He plans on have better metrics for the next board meeting.

**Landscape Committee – Cheryl Smith reporting:**

Cheryl began with request to fund the Baltry Court project. This proposal had been presented at February's board meeting, but as project is unfunded, board asked committee to look at other possible funding options. Cheryl felt this area needed to get done, as it had been discussed for many months with no action. However, she was having difficulty finding other areas that could be put off and the funding used for Baltry Court. After much discussion, board and Cheryl agreed to look closer at the tree trimming budget and potentially move some of that to later in the year or first quarter of 2023 when it could be budgeted for. Chuck Allen moved that the Baltry Court project be approved for the grading, installation of irrigation, and sodding with St. Augustine (\$2,575 for the irrigation by Teal; \$19,800 for the grading and sod installation by Brightview Landscaping). Sigrid Seymour seconded. All in favor; motion carried. Bob stated this would be recorded as an unfunded line item.

Chery had requested approvals for the following:

- IDA valve locations - \$2,000
- Repair electrical boxes on Malachite and 98<sup>th</sup> St. E - \$1,176
- Palm tree trimming along 52<sup>nd</sup> Ave E - \$5,000
- 12 Oak tree trimmed along 53<sup>rd</sup> Terrace E and 53<sup>rd</sup> Dr. E - \$1,225
- Flower replacement in the pots at the SR70 entrance - \$143

After discussion, it was agreed to hold off on the palm tree trimming as suggested in the Baltry Court discussion. Chuck Allen moved that all of Cheryl's request listed except the palm tree trimming be approved. Peter Ingrassia seconded. All in favor; motion passed.

Board charged landscaping committee to take information and items discussed and develop a plan for the tree trimming budget for the remainder of the year.

**Storm Water Management Committee – Gary Schaefer reporting:**

Admiral is the new pond maintenance company replacing Aquagenics. Contract for a full year is \$32,832; budgeted amount is \$31,606. Writing a contract for the 10 months remaining would equate to \$27,360. With \$1,400 already spent to do a temporary treatment of the ponds in the interim of finding a replacement company, signing a 10-month contract with Admiral would be within budget. Bob stated that it would be best to have calendar year contracts; therefore the 10-month contract would be preferable. Jim Lamy moved to have Gary pursue a 10-month contract with Admiral and Fred Booth seconded. All in favor; motion passed.

Gary had bids from vendors to address the accidental bank erosion by a break in the reclaimed water structure at Tobermory and cleaning out sediment out of the bottom of a drainage ditch. Teal was the low bidder on the projects, at \$2,500 for the first job and \$3,000 for the second. Part of this expense may be collected from a homeowner that caused original damage. Bob stated that funding for these two projects would be split, with one being covered in-budget and the other by reserve funding. Fred Booth moved to approve Teal and funding for the project. Sigrid Seymour seconded. All in favor; motion passed.

**Community Access Committee – John Sasa reporting:**

Committee is vetting proposals for improved security systems and speed and traffic enforcement equipment. They hope to have final proposals within the next couple of weeks to present to the board. Committee has asked vendors for an in-person demonstration/presentation. If secured, they would welcome board members attending and providing input.

The committee announced the new policy for residents using Dwelling Live to register guests and vendors. Gate attendants will no longer take phone calls to allow entry nor residents to come to the guard house to have attendant enter information. Team has had 20 inquiries on using Dwelling Live and have worked with residents to train them on the system. Team has also granted 10 exemptions for residents without computer or smart phone access or unable to utilize the technology.

John reported three incidents from the past month:

- Incident of an unlicensed vendor tailgating a resident through the gate. The homeowner was notified and discussion had with vendor. Do not expect this to happen again.

- Incident of a homeowner’s guest who was not registered and guardhouse could not reach resident for entry. Instead of turning around and exiting, guest drove on to resident’s home. Discussion with resident to ensure all future guests are registered properly so this does not happen again.
- Incident in the Links where a person on a bike entered the community, broke into several unlocked cars, and exited via the Malachite pedestrian gate area. Invasive species removal had left a gap in the fence/secure area that this person used to leave the neighborhood. John reiterated that our security system is in place to protect entry as much as possible, but they are not a policing force. While Rosedale is a relatively safe neighborhood, we are not immune to such actions. All residents should ensure their vehicles and homes are securely locked. Peter supported John’s comment and asked Ed to send a communications message to this effect to residents. Board asked roads committee to look into said area and see if additional fencing is needed.

**Communications Committee – Ed Mazer**

Ed moved that Beatrice (Bea) Davis and Tony Provident be approved as new committee members. Jim Lamy seconded. All in favor; motion passed.

Committee is working with Miller & Associates to ensure timely notifications are sent for ARC and master board meetings. Charge is \$45/month, where Miller would automatically notify residents of said meetings and provide link to register for the meetings. Ed Mazer moved that board approve. Jim Lamy seconded. All in favor; motion passed. Bob stated charge would come out of administration budget.

**Legal**

While no formal legal / transition committee report, Rhonda Veaugn of RPM announce that HOA Board Certification class was being offered at the Bradenton Convention Center, March 24, 2022 from 1:30 – 3:30. Admission would be on a first-come, first-serve basis. New board members need to be certified per Florida statutes; however, Rhonda stated it could be a good refresher course for existing board members as well. Ed Mazer asked if there were virtual classes available. Rhonda stated she was sure there were but did not know when. She will research and let Ed know.

**Lighting Committee – Jim Lamy reporting:**

Jim had no updates to report. Chuck asked about status on light repairs at the North Bridge entrance. Rhonda stated that the lights along Malachite and the entrances to the Highlands and the Links were out due a line break. Light fixtures for the North Bridge entrance have been ordered. Rhonda will follow up with Rayco, our electric contractor, to get status.

**Compliance Committee – Fred Booth reporting:**

Fred stated that the compliance committee had not met in March due to the annual meeting. Committee will incorporate new measures with updated CC&Rs. Jim Lamy stated it is important that committee and board provide rationale for changes made and communicate to community before compliance committee enacts any audits. Chuck asked about status of lighting audit committee was

going to enact from February's meeting. Fred reported audit had been completed and violation notices had been sent. Those with violations have until March 28<sup>th</sup> to fix and notify RPM of completion.

With all committee reports given, Peter moved on to old business, of which there was none.

**New Business: Board Member Staggered Terms**

The old board had proposed a change in the By Laws – Article IV – Directors, section 4.3 – Term. Proposal changed the existing single year terms for board members to staggered 2-year terms starting in 2023. The top 4 vote getters in the 2023 election will serve for a 2-year term, with the remaining 3 serving a 1-year term. In 2024, only three board members will be elected, and those 3 will be for 2-year terms. Thereafter, the community will only elect the number of board members as those that have expired terms. Rationale for this change is to ensure continuity of the board and its institutional memory and the knowledge loss that would occur should all board members resign or not run for re-election at the same time. As this is a By Law change, it does not require a vote of the residents but rather a vote of the board. As such, Ed Mazer moved that the board approve this change. Fred Booth seconded. All in favor; motion passed.

**Adjournment:** Fred Booth moved to adjourn the meeting. Sigrid Seymour 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 asked about the use of common ground. Was it suppose to be for the enjoyment of the homeowners to utilize? As such, he didn't see much use being made of these areas. Peter responded that while he had no direct knowledge or expertise in this area, he believed most developments had green space built into the plans so homes weren't all built on top of homes, as well as to provide some green space to the community. Jerry agreed, but asked if there were ways to incorporate benches or walking paths. Item will be added to an open action log.

Ed Serra was concerned that he had had no response concerning an issue he'd sent to the HOA Contact Us site for the community access committee. He claimed he'd sent two messages without any response. John Sasa of the committee replied that he had responded to Ed's message, but obviously Ed hadn't seen it either. John and Ed agreed to hook up after the meeting and get Ed's issue resolved.

Rachele Dadouche inquired about her pond on Royal Dornoch. She believed it was pond #9, and her concern was that the grass and vegetation along the pond bank was dying in the no-mow zone. What was supposed to be grass was turning into weeds. Gary Schaefer of the SWM committee will look into situation.

David Kuchinski asked if the new cable contract with Hot Wire would be available on the One Source website along with all the other association contracts. Jim responded that the contracts were in the process of finalizing signatures, and once received back, would be posted on the site. David then asked if the email addresses for the new HOA members would be made public. Peter responded that they would be, but continued discussion reveled that the address were not on the HOA website. After discussion with the board members, everyone agreed the official BOD address should be on the website. Ed will send out a communication informing the residents that addressed will be posted on the website.

Susanne Lee inquired about the timeframe for the new CC&Rs to be posted and enacted. Her concern was, as a realtor and for the benefit of other realtors, the rental timing change was an important change that they needed to know about in order to follow the new guidelines and properly assist their customers and clients. Rhonda had no definite timeline. She did state that filing documents had to be filed, that Peter and Chuck needed to sign the filing document which was ready for signature in her office, then our counsel would file the new documents with the county. Once they were recognized and recorded, they would go into effect. Peter and Chuck were going to the RPM office on Friday, March 11<sup>th</sup>, to sign the documents. Susanne then asked about a memo she had sent to the old board on February 14<sup>th</sup> with a follow-up shortly thereafter concerning the association's palm tree trimming in selected berm areas that had been turned over to the residents. She states the association had in fact trimmed trees for individual homeowners. She had not received any response from the previous board, and no current board member was aware of this issue. Susanne will resend information to all current board members and the landscape committee. This will be added to the landscape committee's open action log.

Mark Irvine is a snow bird, and he is concerned about the timing, installation and access on the new cable system. His concern is his home is a smart home, with all systems integrated. He stated it took quite a long time to get everything set up when installing a new router. He asked if Hot Wire could supply the router early so he could get it all programmed, then it would be ready to go when system was hooked up. Jim Lamy responded that he did not know but knew others had the same concern. He asked Mark to send him an email with his needs and details so he could share with the Hot Wire team and try to get resolution.

Jerry Tippen spoke to Rachele's concern about the vegetation on pond #9. He stated that the east end of that pond was very messy. He also stated that he felt the establishment of these no-mow zones was holding up resident's plans for drainage projects to get the water to the ponds. He felt we needed direction on how to move these projects along. This will be added to the storm water management committee's open action log. He went on to state he was concerned with such a large area (4-6') now implemented for no-mow zones in the new CC&Rs. He also asked if all ponds in Rosedale would have these no-mow zones, as he felt all efforts were being concentrated in the Links area and he didn't see such actions happening in the ponds in the Legacy and Highlands sections.

- Gary responded that the 4-6' area was the recommendation of the state of Florida to maintain proper drainage and filtering of water as it enters these ponds. We were following those recommendations. He also stated that it is the intent to have all ponds that the HOA is responsible for have no-mow zones. He stated he did not know what the golf course may do with their areas of the ponds that were their responsibility.
- Bob added that we needed to remember that the ponds in Rosedale were not lakes, but rather are designated as storm water management ponds. As such, they require a different level of management to maintain them to serve in the proper manner.

John Sedenquist was also not in favor of such a large area of no-mow zones. He felt the videos shown on websites were of ponds and areas not like the Rosedale community. His landscaping company has informed him there will be an increase in fees to maintain this no-mow area. His concern was two-fold: 1) the potential increased cost - for the master HOA for all common ground areas, the maintenance-free HOA's, and for the individual homeowners responsible for the pond management; and 2) some type of

continuity / uniformity of actions. With potential of different areas of a pond being serviced by multiple vendors, how could all be coordinated so pond bank would look good and not like a bad haircut. This will be added to the storm water management committee's open action log.

With no further resident's comments, Peter thanked everyone for attending and ended the meeting. Meeting ended at 4:50 PM.

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Chuck Allen, Secretary

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Date