

Recap of the Rosedale Master Homeowner's Association Board Meeting

September 19, 2024 – via Zoom

This is a recap of the September Rosedale Master Homeowner's Association Board meeting held Thursday September 19, 2024 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. Additional information can be found by viewing the committee reports found on the Rosedale Homeowner's website.

With a quorum present, the regular monthly board meeting was called to order by President Peter Ingrassia at 2:00 pm. Notice was posted in accordance with Florida State Statute 720. Including board members and Resource Property Management, 26 people were in attendance.

Directors Present: President – Peter Ingrassia, Vice-President - Sigrid Seymour, Directors Ed Mazer, Rich Toscano. and Scott Boyd. Secretary Chuck Allen and Treasurer Brian Fischer were unable to attend.

Approval of BoD Meeting Minutes August 15, 2024: Ed made a motion to approve the August 15, 2024 minutes. Sigrid seconded the motion. All in favor; motion carried.

President's Report – given by Peter Ingrassia:

1. Just another reminder, as we enter into another political season, political signs or physical statements are not allowed in Rosedale.
2. Effective October 1, 2024 we will have a new Access Gate vendor managing our gates and access activities. Securitas will be replacing Allied Security. Securitas currently provides installations in gated communities throughout our area. Securitas is a global organization with over 340,000 employees world-wide. Moving to Securitas will provide our residents the expertise, professionalism, and services we expect. For Rosedale specifically, Securitas has offered employment to some of our higher performer gate attendants, and in many cases

those employees have accepted the new offers. As a result, we will still see some familiar faces manning our gate houses.

In addition, the DwellingLIVE app will be replaced by the TekWave app, but not immediately. Please continue to use DwellingLIVE as you currently do, even after October 1. Once Securitas is firmly in place, they will then let us now when we can begin using TekWave.

3. In conjunction with the change in gate attendants, there is a town hall scheduled for September 23 at 3:30, located at the Club. Securitas reps will provide us additional background and information regarding this transition.

4. Lastly, we will schedule another Town Hall in the near future to review activities related to the 44th Ave extension and recommendations for securing our north borders.

Treasurer's Report – Peter Ingraffia:

Peter reported that as the end of August, total assets were \$2,382,150, of which operating cash was \$1,215,445 and reserves were \$1,166,705. We have \$28,846 in delinquent maintenance fees.

To date, we've spent \$258,554 in discretionary funds, leaving an available balance of \$340,030.

Our annual audit for 2023 has now been completed. Peter made a motion to approve the Management letter such that the Auditors can finalize our 2023 audit. Ed seconded. Motion passed.

Our process to complete our updated reserve study is now well underway. Various Board members and committee chairs met with Reserve Advisors on September 18 to discuss and review future needs and initiatives. We anticipate the study will be completed in a timely manner and results will be available to the BOD as we begin budgeting process for CY 2025.

Committee Reports

New Infrastructure Committee – Tom Tangney reporting:

Tom requested board approval for a maximum of \$20,000 from Reserves to replace 4, V-Grate sewer inlets with open-throated outlets on 52nd Drive. Based on lead-time, this effort may fall into 2025 reserve expense. Sigrid motioned the expenditure. Peter seconded. Motion passed.

Tom requested \$36,750 from reserves for the painting project. The scope of such includes gatehouse roofs, monuments, medallions and lettering at the entrances of the Highlands and Links, Mailbox stations, bullnose curbs, and several minor projects. Sigrid motioned this expenditure. Scott approved. Motion passed.

Tom provided an update on our recent meeting with JR Evans and SWFWMD regarding finding a long-term solution for street flooding on 88th Street. SWFWMD indicated conceptual support for modifications of the existing permit to allow for irrigation water to be removed from ponds 9 and 10 and directed to other ponds for downstream dissipation. There is still much work to be done to implement this solution but getting SWFWMD conceptual approval was a big hurdle to get over.

Tom requested the Board approve \$7,600 for repair of a storm sewer line off of 88th street in North Bridge. Sigrid motioned and Peter seconded. Motion approved.

A preliminary bid of \$57,413 was received from Parking Lot Services for addressing the rippled/collapsing asphalt sections on 88th St E, 51st Ter, and Eastwood Drive. Preliminary thoughts are the rippling is caused by poor compaction and requires removal and replacement of both the asphalt and base layers. More to come on this effort in coming months.

Ed commented and thanked Tom and the Infrastructure Committee for the time and effort they spend on these significant, complex projects.

ARC Committee – Peter Ingraffia reporting:

Peter reported the committee met twice in August reviewed 26 requests, down slightly from the 28 requests in July. Peter stated that none of the requests were denied, and one request from a paired villa owner was withdrawn.

Peter commented that the request that was withdrawn was for a roof replacement on a paired villa prompting the ARC Committee to ask if the Local HOA would continue to approve requests like these. Having two styles/colors of roofs on the same structure could be aesthetically unappealing and result in other issues. For example, what if one owner wanted to replace their half of the roof with a metal roof. The ARC asks the Local HOA to review their governing documents to determine if there should be a consistent style of roof on any one structure.

Landscape Committee – Sigrid Seymour reporting:

Sigrid moved to approve \$15,000 for the removal and replacement of trees in the NW side of Eastwood Park, and add water loving grasses in the SW corner of the park. Ed seconded. Motion passed.

Sigrid motioned for \$12,000 for pine straw placed in beds throughout the neighborhood. Scott seconded. Motion passed. Sigrid commented this was a significant reduction in our budget from the \$30,000 that was originally thought to be the expense.

Sigrid provided an update on upcoming projects:

- Brown's Tree Service was back to complete trimming of some missed palms and trimmed some recently identified palms. They will be back to also remove two dead palms at the entrance of Clubview Crossing.
- Application has been submitted and received by Manatee County for the \$10,000 County Beautification Grant for the 44th Street enhancement project. This will likely be a 2025 project as we better understand more about the construction that will take place once lights are added to the entrance. We will also have Mark include the 44th entrance for fall annuals to dress up that entrance.

Community Access Committee – Peter Ingraffia reporting:

The camera was received back from the manufacturer where it was calibrated. The radar was put out 10 times in August: twice on 88th St, six times on Tobermory, and twice on 52nd Ave E.

There were 13 speeders identified: 5 residents, 1 tenant, 5 guests, 2 vendors. Of the speeders documented, only one was above 35 mph. The report was sent to the compliance committee.

Peter reported that the Malachite pedestrian gate lock has been repaired. Peter stated we have video of children climbing over the gate going to and from school. He asks parents to remind their children to not climb over the gate and use the gate. Scott suggested we place signage on the gate directing homeowners to request a gate key from RPM. Scott will draft a sign for review and Ed will send out a reminder on how to get a gate key for those interested.

The team continues meetings with Securitas regarding timeline and next steps as we prepare for the transition and upgrading our security system.

During the month of July, the Access Committee processed 35 requests, 25 of which were related to leases, access, warranty deeds and barcodes, 2 relating to the speed program, and the remaining requests handling gate malfunctioning or damage issues, gate security meetings and the compliance and communications committee support.

Speed Monitoring Sub-Committee

Peter reported the Speed Monitoring Sub-Committee met on September 13 to review the data captured by the traffic counter recently deployed, and to determine next steps. The data captured for two weeks shows that approximately 40% of vehicles driving down 87th were exceeding 29 MPH. In week one, one car was captured traveling at 57MPH down 87th, and in week two one car was captured travelling 67MPH down 87th.

Based on this information, and following the recommendations made by the Manatee County Sheriff in our meeting with him on May 24th, the sub-committee recommends the Board install speed cushions on 87th. Peter motioned the Board approve the purchase and installation of speed cushions on 87th pending recommendations from Traffic Logics as to number, location, and costs. Ed seconded. Motion passed. Ed mentioned that these speed cushions are not speed bumps and the cushions allow for cars travelling the 25 MPH speed limit to not have to slow down.

The traffic counter has since been located to Tobemory and will then be moved to 52nd. Once we have data from these locations the sub-Committee will review and make recommendations.

The Sub-Committee also reviewed guest speeding data. For the last several periods, data has been very consistent that guests account for approximately 50% of speeding vehicles in Rosedale. As a result, the Committee will review various options, benchmark other communities in the coming weeks, and make recommendations to the Board on curtailing guest speeding.

Communications Committee – Ed Mazer reporting:

Ed reported business as usual. 7 blanket emails were sent to the community in August. The committee responded to 7 contact-us inquiries in August, and 51 direct e-mails. 7 new homeowners were welcomed into the community by the welcoming committee, and the Rosedale Master HOA Website was updated with the new Welcome Package documents.

Lighting Committee – Peter Ingraffia reporting:

Peter reported the repairs of the damaged lights at the Highland Circle and the Links entrance have now been completed.

There are several lights that are out around the oak trees on 87th St E as you enter Rosedale. These will be replaced in the near term.

Community Standards and Practices:

Ed Mazer stated the next project is the clean-up and review of the Association's By-Laws as was done with the CCRs. Scott has already begun the process by reviewing the By-Laws and making recommendations.

Insurance Report

Peter stated there is nothing new to report this month.

Compliance Committee – Fred Booth reporting:

The compliance committee met on September 10, 2024

The committee reviewed the August speeding list received from the Access Committee. There were 6 fineable speeders in August – 5 residents and 1 tenant. All speeds were less than 35 MPH, so this resulted in 6 - \$25 fines.

Fred recommended the board assess the fines to the residents and the club per the speed infraction guidelines. Peter moved to waive the reading of the names of the speed violators; however, addresses would be published in the official meeting minutes. Sigrid seconded. motion carried. Peter moved to approve the committee's recommendation for the 6 individuals with a \$25 fine, Sigrid seconded. motion carried.

The Committee and RPM will meet with Sigrid and Scott to review the violation letter process to ensure adherence with new legislation.

The Committee plans to do a community wide inspection of roof needing cleaning and trees needed trimming towards the end of September and through the month of October. Wise homeowners will check their own property before than to avoid being tagged.

44th Ave. and Lena Road Project Committee – Fred Booth reporting:

Fred stated that Commissioner Kruse is planning on visiting with the Len Road Committee sometime in October. The Committee has several questions and concerns regarding both 44th and Lena road construction activities.

As well, the Lean Road and 44th roundabout continues to be developed and we are asking how truck traffic will be routed so as not to adversely affect Rosedale residents.

Manager's Report – Christine Farnham reporting:

Christine shared information on tasks that she was working on and their status. She reviewed current projects and discussed next steps with the board. Her report will be posted on the updated committee reports so residents can view as well.

It was noted that HOA's had requested a seminar on the recent HOA legislation, and Debbie Reinhardt of RPM is willing to conduct a no-charge seminar on the topic. Christine is asking if this is still something the Local HOAs may be interested in pursuing.

New Business

With no old business to discuss, Peter moved on to new business. All the new business items had been covered in committee reports except the request to adopt a Collection and Fee Policy as provided to the Board by our legal counsel. This has been routed to Board members previously for review and comment. Peter motioned the Board adopt this policy, Scott seconded. Motion carried.

Peter also motioned the Board adopt and approve the Records Retentions Policy as submitted by RPM to ensure compliance with new HOA legislation. Ed seconded. Motion carried.

There was discussion regarding the Corporate Transparency Act and how this may impact HOA Associations via FinCen (Financial Crimes) reporting requirements. Peter stated at this point, as the requirement is being challenged in court, the Master Association is taking a wait and see approach before we begin any reporting the Federal Government.

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

Susan Hetzler had a comment about dry pond 5 and asked that it be kept below 5 feet in height. She indicated the last trimming left NE side with thicker, higher invasives. Sigrid mentioned that she will look into why it was not trimmed as it was last time, and we will be budgeting for 4 times trimming in 2025.

Dave Kuchinski commented that as the Board has now approved speed cushion, he would have liked to have seen a survey done as putting speed cushions on 87 affects everyone.

Dave also asked why we are responsible for sewer maintenance. Is that not a county responsibility? Tom Tangney responded stating that we are responsible for storm sewers and lines, the County is responsible for sanitary sewers and lines.

With no other resident comments and all agenda items covered, Scott moved to adjourn the meeting. Ed seconded. All in favor; motion passed. Meeting adjourned at 3:40 PM.
