

**From:** Ed Mazer, Communications Committee <Communications@RosedaleMHOA.com>  
**Sent:** Wednesday, March 25, 2026 2:13 PM  
**To:** Edward & Charlene Mazer  
**Subject:** Recap of March 19, 2026 Rosedale Master HOA Board Meeting



**Rosedale Master Homeowners Association**

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

**Recap of March 19, 2026  
Rosedale Master HOA Board Meeting**  
by Susan Hetzler

The Rosedale Master Homeowner's Association Board Meeting was held Thursday, March 19, 2026, via Zoom.

With a quorum present, the regular monthly board meeting was called to order by President Peter Ingraffia at 2:04 pm. Notice was posted in accordance with Florida State Statute 720. There was a total of thirty-four (34) people in attendance, including board members and RPM.

**Directors Present:** Peter Ingraffia, President; Ed Serra, Treasurer; Susan Hetzler, Secretary; and Directors Ed Mazer, Paul Green, and Joe Brooks.

Approval of BOD Meeting Minutes February 19, 2026: Susan made a motion to approve the February 19, 2026 minutes. Paul Green seconded the motion. All in favor; motion carried.

Approval of Organizational Meeting Minutes March 10, 2026: Ed Mazer made a motion to approve the March 10, 2026 minutes. Susan seconded the motion. All in favor; motion carried.

**President's Report:** given by Peter Ingraffia

1. A shout out to those who attended the Annual Member's meeting on March 10th. We had approximately fifty (50) residents in attendance. We also received five hundred sixty-nine (569) proxies, well over the

needed 30% for quorum. Our thanks to everyone who took the time to vote and return their proxies either electronically or by paper ballot.

2. There were two matters to be voted on:
  - a. The first matter was to answer the question: “do you want to rollover the 2026 surplus operating funds (if any) into the next fiscal year to avoid taxable consequences by the IRS?
    - i. We received five hundred fifty-eight (558) yes votes; and ten (10) nay votes.
    - ii. As a result, as has occurred in previous years, if there is any excess money at the end of 2026, those funds will be rolled into our 2027 operating funds.
  - b. The second matter to be voted on was to elect three directors for the three open Master Board positions. The candidates elected to the Master Board are Peter Ingrassia, Chuck Allen, and Joe Brooks.
3. The new organizational structure for the Master Board consists of:
  - a. Peter Ingrassia, President term expires 2028
  - b. Chuck Allen, Vice President term expires 2028
  - c. Ed Serra, Treasurer term expires 2027
  - d. Susan Hetzler, Secretary term expires 2027
  - e. Joe Brooks, Director term expires 2028
  - f. Paul Green, Director term expires 2027
  - g. Ed Mazer, Director term expires 2027
4. I want to thank all the candidates for running and taking time out of their schedules for participating in the candidate forum. There will be four open positions at next year’s Annual Meeting to be filled.
5. For Awareness only, there have been several reported incidents of check fraud occurring in Lakewood Ranch. Some of our own residents have been impacted by these incidents. Based on news reports, the checks are being removed from the postal system, and the items are then washed, meaning the payee, and sometimes the amounts are altered. If you have mailed checks, keep an eye on your bank statement, and most importantly review the images of your canceled checks to ensure the payee’s name and/or dollar amount has not been altered. In some cases, if you’re paying a bill and only the payee’s name was altered, you wouldn’t know it until you get a late notice for example. By then, it may be too late to recoup your funds from your bank.

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

The associations financial position as of February 28, 2026 is as follows:

<b>Bank Account</b>	<b>Bank Balance</b>	<b>Uncleared Items</b>	<b>Adjusted Balance</b>
Popular Bank Operating 3672	333,675.33	20,258.98	353,934.41
Popular Bak RSV 3680	4,763.93	841.46	5,605.39
Popular Key Deposit 4523	8,500.00	0.00	8,500.00
Morgan Stanley Operating 2474	1,768,927.26	0.00	1,768,927.26
Morgan Stanley RSV 2314	1,586,633.06	72,688.00	1,513,945.06
Morgan Stanley Hotwire 4555	197,969.18	0.00	197,969.18

Our total cash and investments are \$3,848,881, of which \$1,519,550 constitutes reserves and \$8500 in funds held on account of others, leaving \$2,320,831 in operating funds. In February we moved \$71,847 from reserve funds to pay for:

- \$18,100 Gate House Renovations
- \$34,300 Sidewalk repairs
- \$5,688 Irrigation repairs
- \$13,759 Perimeter walls repairs and maintenance

I am working with the infrastructure committee regularly to monitor the 2026 reserve spending needs and will request the board to hire our reserve advisor consultant to update the reserve funding study which was last done in 2024. A motion for \$4,700 for a full reserve study is requested. Susan made a motion to approve this request; it was seconded by Ed Mazer. All in favor; motion passed.

For 2026 we budgeted interest income earnings on reserves to be YTD February at \$10,000 – the actual interest earned is \$6,550 through February; we will most likely be short on interest earnings because of lowered interest rates on T-bills which is our primary investment strategy.

In February we are over budget for gate repairs, of which \$8,137 is expected to be reimbursed by a trucker who damaged the reader system. We currently have sixty-two (62) homes unpaid for various amounts totaling \$137,642 which are accruing interest and late fees. As of today, that number has dropped to fifty-one (51), totaling \$88,000 unpaid.

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## **Committee Reports:**

**Infrastructure Committee** – given by Tom Tangney

Tom opened the discussion by requesting a motion for a maximum of \$18,000 (Reserve 4.140 Concrete Sidewalks) for additional sidewalk repairs identified by our vendor and volunteers in the Legacy section of the community. Susan made a motion to approve this request; it was seconded by Ed Mazer. All in favor; motion passed. Work in the Links and some of the Highlands is still pending bids but is expected to be much smaller in scope.

Tom informed the Board that a portion of the sidewalk on the East side of 87th St just inside the SR70 gatehouse is actually located on property owned by the law office and is in need of substantial repairs. Consequently, pedestrians entering/exiting Rosedale via the sidewalk must either cross private property or walk in the street, both of which are safety hazards. Options to address this are being discussed.

Rippling and depressions in the road surface on 88th St E near the golf cart crossing have occurred since the road was repaved by the developer prior to the turnover. This rippling to the section of road that was repaved last year has extended further South to 52nd Ave. According to vendor and engineering assessments, it is believed to be caused by water flowing off of the golf course underneath the road coupled with poor compaction of the aggregate beneath the asphalt. The vendor has agreed to mill and repave one hundred seventy (170) feet for the rippled section of road that was paved last year at no charge to us as warranty work. They have also recommended the installation of a French drain underneath the road surface to address the water issue along with the milling/paving of an additional one hundred twenty (120) feet of rippled area extending South to 52nd Ave. Both of these expenses are at our cost, with a discount if done at the same time as the warranty work. Therefore, a motion is requested for a maximum of \$50,572 (Reserve 4.020 Asphalt Pavement Legacy) for installation of three hundred fifty (350) feet of French drain and the milling/paving of an additional one hundred twenty (120) feet of roadway. Peter made a motion to approve this request; it was seconded by Paul Green. The job is expected to take four-five (4-5) days minimum; the use of flagmen to keep one lane of roadway open during construction is included. Resident communication and signage will occur closer to the date of the work.

Tentative Short-Term Project Schedule (best estimate, weather dependent):

- Sidewalk repairs - continuing through – 3/24
- Gatehouse renovation – 3/24 start
- Pillar repairs – complete
- Pillar stabilization – 4/20 start date
- Small monument painting – tbd
- Paving – last week of April (tentative)

## **ARC Committee - given by Peter Ingrassia**

The committee met twice in February. On February 3, 2026, seven (7) requests were reviewed and approved/ There were eight (8) requests reviewed and approved on February 18, 2026. One request remains under review while

the homeowner contacts the County and SWFWMD for approval before the ARC will review the request.

### **Landscape and Irrigation - given by Ed Serra**

Funding in the amount of \$7,275 (Teal; Code 2075) for spring/summer was requested. Ed S made a motion to approve this request; it was seconded by Peter.

We received three bids between \$30K and \$41K, including irrigation and lighting adjustments for the refurbishment of the 44th Ave entrance to/exit from the community. We recommend using Teal because of their familiarity of the area infrastructure and what plantings are best to maintain. Funding in the amount of \$35,000 for this refurbishment project. Susan made a motion to approve this request; it was seconded by Ed M. As a reminder, we will be receiving a \$10,000 refund from the Manatee County Enhancement Grant. The application is still under review, once approved, we will begin the project.

Other current/upcoming projects include:

- Planting of two (2) slash pines in Westbury have been completed.
- Community Tour in mid-April to identify areas needing refurbishment from winter damage and areas for tree and shrub replacement.
- We will resurrect sponsorship of benches and possibly trees. Policy and details are being developed.
- We have received additional requests from residents for a shade structure in the Dog Park. An estimate for \$8,500 was received in February, 2025, but will likely be more than \$10K all included. Consideration will be given to adding this to the 2027 budget.
- We have also received several requests for screening to minimize glare from the stop light on 44th Ave. Options will be explored and possibly included in the 44th Ave refurbishment.

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

The camera was out 15 times in February. The breakdown by location and driver:

<u>Location</u>	<u># Times</u>	<u># Speeders</u>	<b>Driver Designation</b>		
			<u>Residents</u>	<u>Golfers</u>	<u>Other</u>
<u>52nd Ave</u>	<u>2</u>	<u>7</u>	<u>3</u>	<u>0</u>	<u>4</u>
<u>87th St</u>	<u>5</u>	<u>13</u>	<u>3</u>	<u>6</u>	<u>4</u>
<u>88th St</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>
<u>Tobermory</u>	<u>7</u>	<u>24</u>	<u>9</u>	<u>1</u>	<u>14</u>
<b><u>Totals</u></b>	<b><u>15</u></b>	<b><u>45</u></b>	<b><u>16</u></b>	<b><u>7</u></b>	<b><u>22</u></b>

There were five (5) resident violations, all at 35 mph or below. We recommend five (5) fines at \$25 each. There were seven (7) Golf course speeders, all off-site. We recommend no fines.

Reminder: Rosedale drivers need to be more careful. Multiple times in the past month, drivers jumped the gun by not waiting for the exit gate to open and ran into the gate arm. Each time that happens, until our vendor can come out and repair it, the gate is left open. Further, the driver gets an unwelcome charge for repairing the gate they destroyed and any damage to the car. Please exercise care and patience when entering or exiting Rosedale; wait for the gate arm to be completely raised before proceeding.

Access continues to provide support to residents with Tekwave regarding warranty deeds, leases, and various issues. The All Box has been replaced and is now working correctly.

New firewalls for each gatehouse are on order and will be installed shortly. This will protect our gate security software from being hacked or ransomed and secure the personal data and guest lists of our residents.

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

1. Composed and sent out ten blanket emails to the community in February and posted copies of emails to the Website.
2. There were four new homeowners in February who were given a Welcome Package by many of our volunteers. These Welcome Packages are so important as they contain information that a new resident should be aware of.
3. In February we responded to five inquiries via the website's Contact Us. All five were answered by our team.
4. We answered scores of direct email inquiries in February.
5. We updated the email database with new or revised email addresses.
6. We posted signs for the March 10th Annual and the March 19th Board meetings.

## **Lighting Committee** - given by Peter Ingrassia

The top-hat lights for the nose area at 87th Ave/54th, approved in February's board meeting, will be installed Friday, March 20th. At that time, various repairs to other light fixtures will be made. We have a couple of lights on the oak tree island that are flickering; a light out on the pillars at the SR70 entrance, some runway lights out on the east side as you approach the club house (lines may have been broken when we planted the ixora's along the roadway), and looking at the palm lights on the inner island by the 44th Ave entrance.

We've received two estimates for lighting along 51st Ter/53rd Dr. One is direct electrical feed, and quite expensive. The other is low-voltage and more reasonable; however, I've asked for more details so we can properly evaluate. Will continue this research and report findings as they are obtained. This is not a budgeted expense for 2026; however, we can determine if we have other areas that can be adjusted to accommodate should we desire to complete this project. These details will be provided in the final recommendation.

## **Community Standards Practices**

Joe Brooks is taking over as Chairman and Board Liaison.

## **Oversight –**

See Manager's Report below.

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

### **I. FINANCIALS**

2025 Audit & Taxes – Devin and Associates has been chosen to complete your 2025 reports. Information will be sent to them to complete. Financial Reports will be loaded to Vantaca as completed.

### **II. ADMINISTRATION**

As a reminder, Cristina Stewart is assigned to assist with regard to administrative duties for Rosedale Master Association. She is available to assist unit owners and BOD members when I am unavailable. She can be contacted at [csteward@resourcepropertymgmt.com](mailto:csteward@resourcepropertymgmt.com) and/or by phone at 941-348-2912.

## **2026 Annual Meeting**

The Annual Meeting was held on March 10, 2026, at 6pm at Bayside Church. The meeting was held with great success. We had five hundred sixty-nine (569) proxy submissions. Again, I would like to thank everyone for attending and most importantly thank the candidates who submitted their names to run for the Board of Directors. I look forward to a great year ahead in working with everyone.

### ***Board Certification and Continuing Education***

Board member certificates are kept electronically with the management company. All of the current Board members have completed their 4-hour Board Certification and certificates are kept electronically with the management company. Florida Statutes now also require that four (4) hours of continuing education be completed each year. Information has been emailed to all Board members with information and sources to complete the necessary hours of continuing education.

## III. MISCELLANEOUS

### ***Sidewalk Repairs/Replacement***

Sidewalk Repairs continue throughout North Legacy, South Legacy, and a small section of the Highlands. These repairs consist of removal of panels, removal of tree roots, and replacement of panels along with grinding down a number of locations that did not need full replacement. These repairs will greatly limit the risk of trip hazards and make walking the sidewalks in Rosedale comfortable and enjoyable. The links will undergo some repairs in the coming months, which will mainly include grinding down locations that present a trip hazard. We appreciate your patience while these repairs continue.

### ***Gate House Renovations***

Gate House renovations will tentatively begin in early April. These renovations will include but are not limited to, bathroom remodels of both guard houses, updated kitchen areas, custom shelving installation to store mailbox parts and other miscellaneous items to eliminate the need for an offsite storage facility, door replacements, drywall repairs, replacement of all baseboards and trim, interior painting, etc. The interior of the gate houses is original, and just like our homes, over the years are in need of repair and/or updating. This will also provide a nice work environment for our gate house attendants who spend a majority of their time in these gate houses as well.

### ***Pillar Refurbishments***

The repair side of the pillar project has been completed. There are a couple of leaning pillars at the SR 70 entrance that Helicon has been hired to repair. A notice of commencement has been signed and completed and sent back to them to begin the process. Estimated completion for this project is mid to late April.

### ***Oversight Committee Inspections***

Inspections were recently completed by the oversight committee, and upon their completion I went through the association to inspect their findings and

compile a report to share with Doug Brown, the committee chair. Recently we were provided with information that the Manatee County Water Restrictions Department has stated that they are interpreting the State of Florida water restrictions to allow one (1) roof pressure washing a year. However, with the state's drought, the County encourages HOA's and individual homeowners to wait until July to clean their roofs. The RCC has chosen a "Preferred" Roof Cleaning Company which would offer set pricing to any and all HOA's in Rosedale. The oversight committee is looking for the Board's input on how to address roofs within Rosedale.

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**Old Business:**

All covered above.

With no additional old or new business to discuss, Peter opened the meeting to any residents' questions. No questions were brought forward. With all of the agenda items covered, Peter moved to adjourn the meeting. Paul seconded, all in favor; motion passed. The meeting adjourned at 3:05 pm.

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The next Board of Director's Meeting will be held on Thursday, April 16, 2026.

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