

From: Ed Mazer, Communications Committee <Communications@RosedaleMHOA.com>
Sent: Monday, July 20, 2026 1:57 PM
To: Edward & Charlene Mazer
Subject: Recap of 7/16/26 Rosedale Master HOA Zoom Board of Directors Meeting



Rosedale Master Homeowners Association

www.rosedalemasterhoa.com

**Recap of the July 16, 2026
Rosedale Master HOA Zoom
Board of Directors Meeting**

By Susan Hetzler, Secretary

The Rosedale Master Homeowner's Association Board Meeting was held Thursday, July 16, 2026, via Zoom. With a quorum present, the regular monthly board meeting was called to order by President Peter Ingraffia at 2:01 pm. Notice was posted in accordance with Florida State Statute 720. A total of twenty- seven (27) people were in attendance, including board members and RPM.

Directors Present: Peter Ingraffia, President; 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 June 18, 2026. Chuck made a motion to approve the June 18, 2026 minutes. Ed S seconded the motion. All in favor; motion passed.

President's Report - given by Peter Ingraffia

This is a public service announcement/reminder regarding two continuing traffic issues in Rosedale:

- As previously communicated, residents, guests, and vendors continue to hit the gate barrier arms at both entrances/exits.
- It remains important that the Association publish this concern in numerous different places to help ensure that the importance of this message gets out to everyone.
- Please be mindful of the Rosedale gates' barrier arms as they go up and down. Wait.
- This issue was discussed in greater detail during the Access Committee report.

It has also been brought to the Association attention that there have been some close calls with vehicles circumventing the Highlands Circle. Although there is a considerable amount of traffic that moves between the Links and 88th St E, many people who live on 96th St E, both north and south, are also using the circle. Please use caution entering the circle and do not assume you know where someone is headed. Yield means Yield – remember “Right of Way” and allow other vehicles/road users entering the circle to continue. Use turn signals. Let's not play “chicken” on our streets.

Many Rosedale residents have already taken advantage of Manatee County's trash bin exchange program by exchanging the large trash bins for the smaller version that may be more manageable for many users. The County will gladly exchange the large trash containers for the smaller version that is the size of the recycling bins. The smaller bins are easier to move and take up less space in the garage. If interested, go to the Manatee County website and login to the County's Customer Self-Service Portal. Navigate the portal to “Requests” and follow the prompts to order the new bin.

Treasurer's Report - given by Ed Serra

The Association's financial position as of June 30, 2026 is as follows

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance
Popular Bank Operating 3672	245,203.33	7,784.46	252,987.79	252,987.79
Popular Bank RSV 3680	5,691.85	995.00	6,686.85	6,686.85
Popular Key Deposit 4523	9,100.00	0.00	9,100.00	9,100.00
Popular Bank Storm Savings 8422	60,755.77	0.00	60,755.77	60,755.77
Morgan Stanley Operating Savings 2474	1,185,751.85	0.00	1,185,751.85	1,185,755.85
Morgan Stanley RSV 2314	1,366,482.99	-27,000.00	1,339,482.99	1,339,482.99
Morgan Stanley Hotwire Door 4555	190,953.64	0.00	190,953.64	190,953.64

Total cash and investments were \$3,045,719, of which \$1,346,169 constitutes reserves and \$9,100 in funds held on account of others, leaving \$1,690,450 in operating funds. Six months have been completed and are within the overall operating budget and allowed funds. However, the Association has experienced a higher amount in gate repairs than anticipated; as of June, \$10,155 has been paid. The budget for this line item is \$10,500 for the year. It is apparent that this budget line will be exceeded.

Currently, twenty-six (26) homes are unpaid in various amounts totaling \$35,505 which are accruing interest and late fees. Of these late members, thirteen (13) owe the full amount of the annual assessment; the remainder are partial pays and unpaid fines. All of the late unpaid accounts have been referred to the attorney for collection.

Committee Reports:

Infrastructure Committee – given by Tom Tangney

Tom opened the discussion by informing the Board of significant water incursion damage and mold at the SR70 Gate House as a result of water leaking around all six window frames and from the faulty gutters/downspouts. A request for a motion not to exceed \$15,000 (Reserves, 5.500 Gate House Interior) for the repair/replacement of the faulty gutters/downspouts, resealing (stucco/sealant) on both the inside/outside of all window frames, mold mitigation, removal and replacement of the damaged drywall (including insulation, baseboards, furring strips, etc), the installation of cam lights, and cabinetry/drawer upgrades. Chuck moved to approve the request; Susan seconded the motion. All in favor; motion passed. Kelley Oakes, a Rosedale resident, asked several questions about the water damage at the SR70 Gate House.

A second motion was requested for a maximum of \$2,500 (Reserves, 4.640 Perimeter Walls) to address the lightning strike that destroyed a column cap and damaged irrigation/lighting components (including an electrical transformer) at the base of the column outside the SR70 Gate House. Several Gate House electrical systems/cameras were also affected (addressed by Access). Joe moved to approve the request; Ed S seconded the motion. All in favor; motion passed.

A third motion was requested for \$3,325 (Reserves, 4.710 Ponds Highlands) to address bank erosion on Pond 23 (97th St) brought to the Association's attention by a resident. The Infrastructure Committee will coordinate with the local HOA; area access would be required for the vendors' equipment to be

on several residents' back yards. A portion of the cost may be from resident reimbursement. Susan moved to approve the request; Chuck seconded the motion. All in favor; motion passed.

Various projects are underway including the preparation of the Links SWFWMD re-certification due July 26th, painting of the repaired 44th Ave entrance monument, and the installation of the sewer inlet cap on 51st Ter. The installation of the 3-Way Stop indicators at the following locations was completed: three (3) on Tobermory Way/Eastwood Dr, three (3) on 88th St/52nd Ave, and one (1) on 88th St/53rd Pl. A recommendation to consider hiring of a part time handyman was being prepared for review at the August board meeting in advance of the 2027 budgeting cycle.

Chuck addressed several inquiries regarding two pot holes on 96th St that the Association's engineer absolutely believes are a Manatee County issue to resolve. The County scoped the sanitary sewer locations there and found no leakage; the Association was informed that it was not the County's issue to correct. The Infrastructure Committee plans to have the areas scoped again once the rainy season really gets underway when the areas will likely be very wet. Chuck also mentioned a re-emergence of Midge on various areas of the Carnoustie Place Pond. Treatment will begin as soon as the back-ordered product used for spraying becomes available. He also mentioned that additional information regarding pond aeration was being explored and being reviewed.

ARC Committee - given by Peter Ingrassia

The committee met twice in June. On June 3rd, the Committee reviewed and approved thirteen (13) requests. At the June 17th meeting, seven (7) requests were reviewed and approved. None of the requests were denied. The ARC Guidelines and Forms have been revised and are available on the Rosedale website.

Landscape and Irrigation - given by Chuck Allen

The Landscape/Irrigation Committee did not meet in July; there was no report. However, it had been brought to the Committee's attention that *Save a Tree*, the Association's tree trimming vendor, had an opening in early August. The Landscape Committee had already toured Rosedale to determine the number of palm trees that needed to be trimmed in 2026. A total of four hundred eleven (411) trees were identified for trimming and nine (9) trees for removal. To ensure that any

discrepancy in the count occurred, the Committee verified the numbers. Any actual differences were expected to be minimal. The Committee requested a motion for \$32,000 for the project. The budget for the year is \$50,000; YTD, \$4,000 has been expended. Chuck moved to approve the request; Susan seconded the motion. All in favor; motion passed.

Various projects are underway and/or completed. Specifically, work on the 44th Ave monument refurbishment project has begun, the dog park has all been cleaned, information on the Memorial Bench Program has posted to the Rosedale website, and two benches have already been sponsored.

Access Committee - given by Ed Mazer

Speeders by Location			Driver Designation				
<i>Location</i>	<i>#Times</i>	<i># Speeders</i>	<i>Residents</i>	<i>Guests/Tenants</i>	<i>Golfers</i>	<i>Vendors/Others</i>	<i>Unknown</i>
57th St E	1	1	0	0	0	1	0
87th St E	4	4	0	0	4	0	0
Tobermory Way	7	25	3	3	0	8	11
Totals	12	30	3	3	4	9	11

The camera was out twelve (12) times in June and clocked thirty (30) speeders. Those speeders were: three (3) residents, three (3) guests, four (4) golfers, two (2) vendors, six (6) Amazon drivers, one (1) County vehicle, one (1) Walmart driver, one (1) Brandel Painting, and eleven (11) unidentified drivers. Twenty-five (25) of the speeders were clocked on Tobermory Way (3.67/day average) and four (4) speeders were on 87th St E (1/day average).

Three (3) resident violations at speeds of *35 mph or below*, each with a \$25 fine were recommended. There were no fines for the Rosedale Golf and Country Club. Peter made a motion to withhold the names of the resident speeders; seconded by Ed M. All in favor; motion passed. Peter then moved to fine the three (3) resident speeders \$25 each; Joe seconded the motion. All in favor; motion passed.

Access continued to provide support to residents with TEKWave regarding warranty deeds, leases, and various issues. The installation of the cabinets and other items to be replaced in the SR70 Gate House

was underway; the wiring and communications/electronics equipment located there was in the process of being updated and was nearly completed. The state-of-the-art updated electronics equipment is the same type as that which was recently installed at the 44th Ave Gate House.

The Committee requested an emergency motion of \$10,009.85 to purchase and install a new BA-440 DualBeam Barcode Reader, W/24 Vdc Power Supply, mounting post, and backup surge protector module from New-IQ to replace the Barcode reader at the SR70 gate that was hit by the lighting strike and was no longer operable. Ed M made a motion to approve the request; seconded by Susan. All in favor; motion passed.

The Board has been exploring additional options to reduce/eliminate the number of motorists who continue to hit the barrier arms while entering and/or exiting the community. The annual budget (\$10,500) for this line item has been nearly expended to-date (\$10,155) during the first six months of 2026. Eight (8) times in the past two (2) months, twice in the last week, a gate barrier arm was hit and broken off by a careless driver, leaving the gate open until the repair could be made.

It was suggested that Ed M consult with someone who had expertise in those matters and was aware of other HOAs experiencing the same problem. Jim Davis of Securitas recommended that warning signs be installed. He informed Ed M that it had helped reduce the incidents that occurred at other HOAs that Securitas monitors as well as limited any possible HOA liability. It was also suggested that the Board consider the possibility of fines for individuals who damage the gates' barrier arms as an additional way to raise awareness. The barrier arm sign that the Board selected and agreed to purchase/install on both the entry and exit sides of both Gate Houses is pictured below:



Following the Board's discussion, Ed M made a motion not to exceed \$2,000 to purchase and install barrier arm signs (see picture above) on both the entry and exit sides of both of the Gate Houses on SR70 and 44th Ave. Peter seconded the motion. All in favor; motion passed.

Communications Committee - given by Ed Mazer

Three (3) blanket emails were sent out to the community and copies were posted to the Website. Welcome Packets were given to five (5) new homeowners in June by our volunteers. Three inquiries were received through Contact Us; all were handled by the Communications Committee members. Signs were posted for the June 18, 2026 Board meeting.

Lighting Committee - given by Chuck Allen

All of the new exterior lights have been installed at both Gate Houses. With the completion, the final cost of the lights and installation will be provided by the Lighting Committee. The original request was not to exceed \$2,000.

Last week's storm did some major lightning damage at the SR70 entrance. As reported by the Infrastructure Committee, not only did the lightning strike damage the column, it also blew out a landscape lighting transformer and damaged twenty-eight (28) lights. The specific damage varies: some lights are completely blown out, while others have a different shade/tone of light. One light in the oak island row has a purple hue.

Although these lights are lifetime warranty lights, it was unknown if they are covered due to a lightning strike. Attempts will be made to send them in for replacement. The Association was also inquiring via lightning insurance coverage, and if so, what the deductible would be. The Committee is awaiting answers. In the interim, efforts will be made to replace all of the lights under the manufacturer's warranty. The Board will be updated as those results are known.

Chuck also updated the Board regarding the street lighting for 51st Ter/53rd Dr that remains undecided at this time. Vendors have been contacted to update their previous estimates; other possible options are being explored. Street lighting for this section of Rosedale was not budgeted for 2026. Due to the costs involved, this item will be considered during the 2027 budget planning season.

Community Standards and Practices - nothing to report

Oversight – by Doug Brown

Peter made a motion to add Linda Geller to the membership of the Oversight Committee; Susan seconded the motion. All in favor; motion passed.

Compliance/Hearing - given by Caitlin Moore

Caitlin requested a motion to fine a resident \$500 (\$50/day/10 days) for an uncured violation. Peter made a motion to withhold the name and address of the resident; Joe seconded the motion. All in favor; motion passed. Peter then made a motion to approve the request to fine the resident \$500; seconded by Susan. All in favor; motion passed.

Insurance - nothing to report

Lena Rd/44th Ave - nothing to report

Monthly Manager's Report - given by Caitlin Moore

Committee Involvement

Caitlin continued to work closely with the Infrastructure Committee over the past several months on various projects, coordinating meetings with a variety of vendors, and following up on status and the completion of work. She is available for support to any Rosedale committee as needed.

Budget Season

As Budget season approaches, Caitlin has asked that all of the various committees throughout Rosedale notify the Board/RPM of any special requests to be considered for the 2027 budget. RPM intends to have a draft budget distributed to the Board by September 1st.

Manatee County Watering Restrictions

The Association has received a successful response rate from homeowners who received courtesy letters regarding roofs in need of cleaning; cooperation by many homeowners who have already resolved the issue is appreciated. Caitlin will continue to monitor the watering restrictions established by Manatee County, which have been extended to October 1st. Homeowners who remain in violation are asked to contact Caitlin/RPM or Cristina Stewart/RPM to advise them of their plans and anticipated timelines for correcting the issue. This will help RPM update its records in order to assist homeowners with curing of the violations.

Manatee County Water Meter Update

At the June 2026 meeting, Caitlin explained that she had been working with various representatives within the Manatee County Water Department to address requirements for six water meter locations within The Links. All six locations must be assigned individual addresses by Manatee County for billing purposes before the project can move forward. She has successfully received and submitted all required information to have the addresses assigned. Once the addresses have been assigned, Caitlin will follow the next steps in the process and work toward the completion of the project prior to year end.

Rosedale Homes in Foreclosure

As stated during the June 2026 meeting, a property in the Links was in the early stages of foreclosure. A letter was sent to the lending institution requesting that the home and property be properly maintained throughout the lengthy foreclosure process; as of July 16, 2025, no response had been received. Efforts to reach/notify the lending institution will continue.

Old Business:

All covered above.

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

A resident asked several questions about the six (6) area monument signs. He asked the Board to consider options for updating them. Chuck said that he would also contact CH6 regarding the signage at the Club entrance that should be considered for any similar updating.

With all of the agenda items covered, Ed S made a motion to adjourn the meeting; Susan seconded the motion. All in favor; motion passed. The meeting adjourned at 3:21 pm.

The next Board of Director's Meeting will be held
on Thursday, August 20, 2026.

This message was sent to Ed@Themazers.Com by Communications@RosedaleMHOA.com
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