

**Minutes of the Rosedale Master Homeowner's Association Board Meeting  
June 9, 2022 – via Zoom**

The Rosedale Master Homeowner's Association Board meeting was held on Thursday, June 9, 2022 via Zoom.

With a quorum present, meeting was called to order by Peter Ingrassia at 2:10 PM. Notice was posted in accordance with Florida State Statute F-720.

**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 May 12, 2022:** Chuck Allen stated that the timing of the MTRA meeting needed to be changed in the May minutes. With that change to be made, Chuck made a motion to approve the May 12, 2022 minutes. Jim Lamy seconded the motion. All in favor; motion carried.

**President's Report:** Peter Ingrassia reported on several areas:

- The Woodland Church expansion project and subsequent public meeting revealed there is no expansion planned – only remodeling of existing buildings to make more school room space.
- Teal has informed the local HOA's that they will no longer be servicing their lawn maintenance contracts effective June 30<sup>th</sup>. This impacts the local HOA's only; Teal will continue to maintain the master common areas, as well as approximately 30 individual residents that they service.
- Peter stated that the board was discussing the possible addition of a property administrator. Discussions have revolved around several areas that would benefit from additional hands-on / feet-on-the street presence. There would be an obvious incremental cost to such a proposal, which is why the board is considering this now prior to the 2023 budget. Board will discuss with RPM as well to determine if this is someone who could be a part of RPM but specific to this role. Board will discuss further.
- In-person board meetings. Residents have expressed interest in having in-person meetings. Peter will work with RPM to look at possible venues that can handle both in-person and Zoom meetings, as board will continue with Zoom meetings for those unable to attend.
- Peter reported that he had attended both Hotwire town hall meetings, with both having good resident attendance, both in-person and via Zoom. Hotwire is setting up one-on-one meetings with residents to discuss each one's specific needs. Communication Cablegrams have listed phone number for residents to call and make their appointment.

**Treasurer's Report:** Bob Eisenbeis gave the report.

## **Committee Reports:**

**Cable Committee** – Jim Lamy gave the report. Cablegrams have been going out weekly noting Hotwire's progress, expected areas of focus in the coming weeks, and overall status. Hotwire will have their Rosedale website ready soon. When ready, a cablegram will announce this as well as information posted on the Rosedale website. In the interim, Hotwire has issued a channel lineup and its fee structure for additional services for residents to view. Homeowners have begun setting appointments for their one-on-one sessions with Hotwire.

**Roads Committee** – Chuck Allen gave the report. To install ADA compliant mats in all the crosswalks in the Legacy and Highlands areas, the team estimates cost to be approximately \$5,300 for the mats and \$2,200 for labor to install. (The Links area already has these ADA compliant mats installed.) Chuck asked the board for approval to spend no more than \$7,500 for this project and get this completed. Jim Lamy moved as such; Ed Mazer seconded. All in favor; motion passed. The funding for this project is expected to come from reserves.

There is a broken pedestrian crossing sign in the Links. Estimates are being obtained, but Chuck asked for approval to purchase and install a new sign, not to exceed \$1,200 to expedite the process. Ed Mazer moved as such; Sigrid Seymour seconded. All in favor; motion carried.

The solar powered lighting on the community mailboxes (currently in the Links and a section of Westbury Lakes) is failing, with lights out, fading, solar panels not working and brackets falling apart. Team has estimated cost to purchase 10 new lights to be \$7,000, which is also expected to be a reserve charge. Chuck asked for a motion to approve up to \$7,000 to purchase and install these 10 new lights. Sigrid Seymour so moved. Peter Ingraffia seconded. All in favor; motion carried.

**ARC Committee:** Peter Ingraffia gave the report. Peter stated that 44 requests had been reviewed in April, with all but 4 approved. Of these four, 1 will be discussed under new business; one homeowner is deciding on various options, and 2 are in need of sending information to the ARC.

Peter announced the addition of a new member – Danielle Stivers. Peter Ingraffia moved that the board approve Danielle for the committee. Chuck Allen seconded. All in favor; motion carried.

**Landscape & Irrigation Committee:** Cheryl Smith gave the report. The water meter will be installed at Baltry Court. However, due to the delay of getting the meter installed, additional grading may have to be done prior to the new sod being laid. Possible expense of \$1,500.

Committee had some other normal maintenance / plantings for approval: replace dwarf bougainvillea on bull nose at Westbury (\$360), remove cardboard palms from Eastwood Park (\$175), flush cut three dead trees at Glencourse pond (\$675), remove old bushes from corner of 54<sup>th</sup> and 88<sup>th</sup> and will transplant hibiscus from behind the SR70 gatehouse (\$250), install peanut

grass in three test areas along 88<sup>th</sup> St E in the 5000 block area to test if it will survive without irrigation (\$420), flush cut 14 Ligustrum trees at 44<sup>th</sup> Ave entrance (\$1,200), and remove dead bougainvillea in Tobermory Circle (\$100). All projects will be handled by Teal and are in the budget. Sigrid Seymour moved to approve expenditures. Peter Ingrassia seconded. All in favor; motion carried.

Committee brought forth a proposal for memorial park benches. Request was made to send communication to the community of this program to ascertain interest. Sigrid Seymour moved that this be done. Peter Ingrassia seconded. All in favor; motion carried.

**Stormwater Committee** – Sigrid Seymour gave the report. SWM has changed vendors for the survey work approved for ponds 9 & 10. It will no longer be Hyatt Survey but will be with Schappacher Engineering. No new news from SWFWMD concerning new contacts.

**Community Access Committee:** John Sasa gave the report. The team is recommending the purchase of a Traffic Hawk Radar and Camera system to monitor and enforce speed limits in the community. At a cost of \$8,668, package will include the camera and base, software that enables operation at night and a wide range of speeds as well as operational at stop signs. Team has also recommended purchase of additional batteries and a security lock. The budget has \$5,000 for speed bumps that can be moved to cover part of this cost. After reviewing the budget lines, team felt they could take the remaining needed \$3,668 from the security camera line, thereby funding the project. With that, Peter Ingrassia moved to accept the proposal and purchase the unit up to a limit of \$8,700. Ed Mazer seconded. All in favor; motion passed.

**Communications Committee:** Ed Mazer gave the report. Ed reported that committee has sent email to residents to set up Rosedale communications as a contact to prevent emails from going into their spam folders. They have also sent emails to those residents with a Spectrum email asking them to notify the committee when they change / update their own email addresses.

**Lighting Committee:** Chuck Allen gave the report. Pauline Straub is working with the holiday lighting contractor with changes to our front-end entrance. A test of new light placements in the Highlands Circle has been started.

**Community Standards and Practices:** Jim Lamy gave the report. The committee has prepared a short survey for residents on three areas where clarification of rules is warranted: use of common grounds for fishing; realtor and for-sale-by-owner open house policies; and display of flags.

Committee is now reviewing the documentation requirements associated with the renting or leasing of property. The issue is the documentation requirements have not been formally established, and further complicated by local HOA's, whose documentation requirement can be, and usually are, different from those of the master. This imposes an administration burden on homeowners that may not be necessary. Jim is looking to establish a task force of representatives from two or three of the local HOA's and several members of the committee to formulate and propose documentation requirements that might serve the entire community. As such, Jim made a motion to establish this task force. Chuck seconded. All in favor; motion passed.

**Compliance Committee:** Fred Booth gave the report. Committee completed audit of areas in need of tree trimmings. Resident will have until July 30<sup>th</sup> to comply to notices. There are a few roofs in the Links and the Highlands areas that still need to be cleaned. Committee is following up on these homes.

**Old Business: None**

**New Business:**

- a. From the ARC: a Links resident is adding an addition to their home on Carnoustie, and the addition has extended into the SWFWMD/swale area by six square inches. An application for modification of the SWFWMD document has been prepared by the resident and needing board approval. As this is a minor change, Peter asked for a motion to approve this request. Sigrid Seymour so moved. Fred Booth seconded. All in favor; motion passed.
- b. Links 2 modified their amendments last year to change verbiage from needing master board approval for all changes to only needing the local HOA resident approval for changes, providing changes are not less restrictive than those in the master documents. They also reduced the percentage vote for approval from 2/3 to 51%. The board approved this change at the December 9, 2021 meeting. Links 1, 3 and 4 made the exact same changes to their CC&Rs and requested the board's approval for these changes. Each individual HOA request was voted on separately:
  1. Links One (Rosedale Links HOA, Inc.): Peter Ingrassia moved to approve. Sigrid Seymour seconded. All in favor; motion passed.
  2. Links Three (Links Three HOA, Inc.): Peter moved Ingrassia to approve. Sigrid Seymour seconded. All in favor; motion passed.
  3. Links Four (Links Four HOA, Inc.): Peter Ingrassia moved to approve. Sigrid Seymour seconded. All in favor; motion passed.
- c. There was a dog attack incident in the Links. Per Article V, Section 18D of the recently amended Rosedale Master CC&Rs, owners are responsible for injuries caused by their pets, and the board can deem a pet a nuisance and be permanently removed from the Association property. Peter Ingrassia moved to have the animal removed from the Association. Jim Lamy seconded. All in favor; motion carried. Homeowner will be legally notified to have animal removed within 3 days of receipt of notification.
- d. Bob Eisenbeis outlined a new process for 2023 budget procedure that will get committee input to budget needs early on in the process.
- e. Bob Eisenbeis discussed the Association Financial Investment Policy. Given the changing economy, conservative investment changes were recommended at this time. Primary investment types will be FDIC insured CD's, money market funds and US

Treasury securities. Peter Ingraffia moved that the board accept the proposed investment changes. Fred Booth seconded. All in favor; motion passed.

**Adjournment:** Peter Ingraffia made a motion to adjourn meeting. Jim Lamy seconded the motion. All in favor, motion carried. Meeting adjourned at 4:30 PM.

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Chuck Allen, Secretary

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Date