

Recap of the Rosedale Master Homeowner's Association Board Meeting

February 8, 2024 – via Zoom

This is a recap of the February Rosedale Master Homeowner's Association Board meeting held Thursday, February 8, 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 Ingraffia at 2:04 PM. Notice was posted in accordance with Florida State Statute 720. Including board members and Resource Property Management, 34 people were in attendance.

Directors Present: President – Peter Ingraffia, Vice-President Sigrid Seymour, Secretary – Chuck Allen, Treasurer – Bob Eisenbeis, Directors Ed Mazer, Rich Toscano and Brian Fischer.

Approval of Special Board Meeting for Potential Construction Defects Meeting Minutes December 18, 2023: Peter made a motion to approve the December 18, 2023 special board meeting minutes. Ed seconded the motion. All in favor; motion carried.

Approval of Town Hall Meeting Minutes January 8, 2024: Peter made a motion to approve the January 8, 2024 town halls meeting minutes. Rich seconded the motion. All in favor; motion carried.

Approval of BoD Meeting Minutes January 11, 2024: Peter made a motion to approve the January 11, 2024 minutes. Ed seconded the motion. All in favor; motion carried.

President's Report – given by Peter Ingraffia:

1. Peter reminded everyone of our annual membership meeting scheduled for March 18 at 6:00 pm. Doors will open at 5:00 for registration.

Fourteen days before the annual meeting, or sooner, RPM will mail the required second mailing for the annual meeting. This will include a candidate ballot that lists all candidates and candidate bios for the three open board positions along with proxies and a ballot to vote on proposed CCR amendments.

If you do not think you can make the meeting in-person, please complete and send in your proxy such that we meet quorum and can have an annual meeting as planned.

2. As everyone knows, work on the 44th Ave extension project has reached our doors. Work is progressing in earnest. The heavily forested area behind Baltry and 88th is no longer as heavily forested. Fred will provide an update during his committee report but let me again reiterate the removal of this vegetation has disturbed the wildlife that called that area home. We have seen and can expect to see an increase in wildlife in Rosedale. As a reminder, a good practice is to keep garage doors closed when not in use and keep a close eye on little ones, both two and four legged.

The work in this area prompts the question about security and will there be a barrier between 44th and Rosedale. As of now, it's premature to determine what, if any, barrier will be needed. Based on county plans and drawings, we expect there will be a need for some kind of barrier but where and what is still to be determined. This is definitely on our radar as this project moves forward.

3. Rich will provide an update on speed enforcement during his update. What you will notice is a marked increase in the number of speeding violations in January. However, we can't assume speeding is getting worse. The increase is a direct result of the camera being deployed with more frequency for longer periods of time now that we have Allied Security managing the radar camera process. Going forward, we'll be able to perform more valid data analysis about any trends we see with the camera being deployed on a more consistent basis month to month.
4. Brian, Ed, and I met with Hotwire team to review 4th quarter Service Level Agreement Metrics.

All metrics were met with the exception of customer hold time. However, we all agreed this is not an appropriate metric as there are many variables that could lead this metric to be misleading. For example, if the rep asks the customer can they be placed on hold while they research something and the customer agrees, this goes into this metrics and it's not representative of customer experience. We all agreed a better metric to track would be something like Time-To-Answer thus depicting a better indication of customer experience. Hotwire team will review this item.

Hotwire has a new TV app – Fision +. It allows you to watch Hotwire channel shows from any device from any Wi-Fi network. You can even watch shows you've recorded. Simply download the Fision+ TV app.

Treasurer's Report – Bob Eisenbeis:

Due to RPM's conversion to its new accounting system and problems with the lockbox in Miami, no financials for January are available at this time. At the time of this meeting, we have \$1,526,409 in reserves and \$1,129,769 in operating cash. There have been delays in payments due to the switch from One Source to the new Vantaca system, but these should be completed by the end of the week. The January financials will be posted as soon as possible as they become available.

Committee Reports:

Roads Committee – Chuck Allen reporting:

Final vendor selection for the sign replacement project as been made. Lykins will be our vendor for this project, as they have also done previous signage projects for us. It is expected that fabrication and painting of the new signs will begin in late February with installation estimated to be in the April/May timeframe. This vendor installed a temporary Guest/Resident sign over

the discolored sign at the SR70 entrance. This will remain in place until the new sign is installed.

The contract with Helicon was signed for the repair of the leaning pillar at the North Bridge entrance. The actual repair timing is pending the securing of a permit, which could take 6-12 weeks.

The sidewalks and curbs due to be repaired have all been marked with yellow paint. The concrete work is expected to start in late February / early March. Roads is working with the landscape committee to mark the location of the bench pads in the dog park and around the Highlands ponds.

The new mailbox lights for kiosk stations have been received. Installation is planned within the next several weeks.

Chuck brought forward a request for replacing the sliding door in the 44th Ave. gatehouse. It has been in disrepair for some time and needs replaced. 4 estimates were received from 3 companies, ranging from a low of \$5,500 to a high of \$7,374. Chuck recommended approval of proposal from Jansen for \$6,525. Jansen's door proposal is made locally in Ocala, FL, is highly rated, will have impact glass insulated with argon gas and low-E 366 coating for UV protection. Both sides of door will slide, with heavy duty, double hook locks. Door will have a 100% warranty for 20 years and a 75% warranty for years 21-50. All work and installation will be done by Jansen; they do not use third party contractors. Chuck moved that the board approve \$6,525 to Jansen for this sliding door replacement. Rich seconded. All in favor; motion carried. Bob stated this would be a reserve expense.

ARC Committee – Peter Ingraffia reporting:

The committee met twice in January, and Peter stated that only 10 requests had been reviewed in January, down significantly from the 19 requests in December. Peter stated this was normal given the season. One item remain on the under-review list.

Peter stated that the eagles were nesting at 87th St. E and 52nd Terr E. Peter asked if anyone was submitting an exterior ARC request to let them know they are in this area, as Florida has strict regulations regarding disturbing eagles when they are nesting, and that includes such projects as cutting down trees. tree trimming, and new roofs, as these all are noisy projects.

Landscape Committee – Cheryl Smith reporting:

Cheryl stated the committee was requesting the addition of a new member, Tamera Pescinski. She has been a Rosedale resident for 20 years and has jumped right in to learn plants and the processes of the committee. Sigrid moved to add Tamera to the committee. Chuck seconded. All in favor; motion carried.

Cheryl stated that the palm in front of the SR70 gatehouse was dying and needed removed. Also, a previously cut palm at the 44th Ave. gatehouse area was developing Ganoderma on the stump. Stump needs to be pulled to remove fungus, as grinding stump will release the fungus into the air and infect other surrounding trees.

Cheryl requested the board approve half of the 2024 budget for tree removal and shrub and tree trimming so that work could be done as it occurred. Many times, as noted in the previous cases of the dying palm and stump removal, this work needs done quicker than waiting for the monthly board meetings to approve multiple requests of several hundred dollars. Approving a “fund” amount to work against allows these projects to get done in a more timely and efficient manner.

Discussion ensued concerning tracking and accountability of the spending. It was determined that the landscape committee would develop a spreadsheet to track projects and spending verses the planned expenses, in effect keeping a type of check-book balance. This spreadsheet will be shared with the board and community in the monthly reports. Board members agreed that this made sense for these type of landscape projects at this time.

Chuck moved to approve \$7,500, which is half of the 2024 tree removal budget of \$15,000, to be used as needed. Committee must supply spreadsheet showing initial budgeted amount and list each project / work job done and funding spent against this budget. Sigrid seconded. All in favor; motion carried.

Sigrid moved to approve \$22,500, which is half of the 2024 Shrub and Tree Trimming budget of \$45,000, to be used as needed. Committee must supply spreadsheet showing initial budgeted amount and list each project / work job done and funding spent against this budget. Rich seconded. All in favor; motion carried.

Cheryl stated the committee had a proposal for the planned refurbishment of the 44th Ave. entrance area. As stormwater committee is not applying for the Manatee County grant, landscaping committee will submit application for up to \$10,000 in grant money that can be used for such projects as HOA entrance refurbishments. Grant is on a 2:1 basis. Dollars spent are matched 50% up to the maximum grant amount of \$10,000. So, if project were to cost \$30,000, and we received the grant, we’d contribute \$20,000 and the grant would cover the remaining \$10,000. Committee will keep board apprised of status of application.

Peter informed the board and those attending that Cheryl was leaving Rosedale, and stated that she would be sorely missed. He thanked her for her service and dedication.

Storm Water Management Committee – Gary Schaefer reporting:

Gary stated that they had recently met with JR Evans regarding the final engineering, permitting, bid assessment and construction observation for Options 1 or 7 to address the 88th St. E flooding issue and a service proposal for Eastwood Park. He was disappointed that he had no new news to report for the meeting. He plans on having JR Evans visit the sites to discuss additional options. He hopes to have plans for the next board meeting.

Gary stated the invasive plant removal project had been completed in the wetland buffer areas in the Links by Crosscreek. Passarella will be reviewing areas to ensure designated work was completed as planned before payment is sent. Rich stated that he felt some areas in Links 2 had not been completed. Gary will meet with Rich to review and confirm if areas was on the project list for Crosscreek. With the finalization of this project, Gary is recommending future overview

of invasives fall under the landscape committee. This change will be made on the committee charter.

Community Access Committee – Rich Toscano reporting:

The radar was put out 7 times in January: 3 times on 87th St.; twice on Tobermory and twice on Royal Dornach. There were 124 speeders identified: 33 residents, 26 guests, 27 vendors, 21 club related, and 16 that could not be identified, due to lack of license plate readers at our gate entrances. The report was sent to the compliance committee. Vendors and club related incidences are being handled by the access committee.

The access committee met with Peter Ingraffia in January to discuss overall operation of the program, how to better align the fining process with the club, take steps to eliminate the use of clickers, and to provide status of the committee’s efforts for enhanced security systems.

Rich reported there still is an uptick in requests for access into the Dwelling Live system from residents and continued efforts to work with the vendor, Frontsteps, to evaluate and resolve these issues.

During the month of January, the committee processed 33 requests, 21 of which were related to leases, access, warranty deeds and barcodes, 3 for gate malfunctioning or damage issues, with the remaining requests handling the speed program, gate security meetings, and support for the communications and compliance committees.

Communications Committee: Ed Mazer reporting:

Ed reported that the committee responded to 18 Contact Us requests and he personally responded to 51 emails. There were 3 new homeowners who were welcomed into the Rosedale community by the Welcome Representatives with welcome packets. Website has been updated with new forms, changes and comments on the CC&R proposed changes, and bar code procedures. Links to all the old Rosedale governing document files with Manatee County back to 1915 have been added. Ed has been working to resolve DNS verification issues that would seriously affect the deliverability of our emails.

Ed moved that the board approve the addition of Cedrick Pemberton to the communications committee. Cedrick has prior expertise in this area and can be an immediate back-up to Ed for the functions he is performing now. Peter seconded. All in favor; motion carried.

Lighting Committee – Chuck Allen reporting:

Landscape lighting for the SR70 exit lane, the Malachite berm, the island at Malachite and Tobermory, the island past the 44th Ave. gatehouse, and the 44th Ave. monument has all been completed. The main island entrance area behind the 44th Ave. monument were not working. It was discovered that these lights are not low voltage but rather 110-volt lighting, and the bulbs had all burned out. They have been replaced; however, it was discovered that one light is missing and will need replaced.

Community Standards and Practices – Ed Mazer reporting:

As reported in the January minutes, inputs from the January 8th Town Hall have been incorporated into the proposed CC&R changes. These have been sent to our attorney, Robert Todd, for input into the final form to be sent to residents. Residents will receive these proposals in the annual meeting mailing from RPM in the next several weeks.

Compliance Committee – Fred Booth reporting:

Fred provided a report of the Hearing committee, which met February 2, 2024. One person appeared before the committee regarding their fine. After review, the committee decided to waive the \$800 fine due to extenuating circumstances. Homeowner has corrected the issue. RPM has been notified of such action. Speeding fines for December were upheld.

The compliance committee met on February 6, 2024 and reviewed the January speeding list received from the Access Committee. As previously stated, there were 59 speeders in January, with 33 residents and 26 guests. Three residents had multiple occurrences, and 3 guests had multiple occurrences. There were 3 first-time guests found speeding; the resident will receive a warning letter for these first-time speeders. 3 residents had speeds in excess of 35 MPH, which will be fined at \$100 for each occurrence. The remaining fines are assessed a \$25 fine. Fred recommended the board assess the fines 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. Ed seconded. All in favor; motion carried. Peter moved to approve the committee's recommendation for the 53 individuals with a \$25 fine and the 3 residents for the \$100 fine. Rich seconded. All in favor; motion carried.

Fred stated there were a large number of club guests and vendors who were speeding and asked what steps were being taken regarding these speeders. It was stated that the access committee continues to speak directly with all vendors and inform them that their access privileges can be revoked if they continue to ignore our speed limits. Peter and Chuck have met with the club to discuss additional measures that can be taken to control club employees and golfers.

Fred reported the planned January visual audit is now being delayed until March due to the new Vantaca reporting system being rolled out by RPM not functioning as planned. Committee is moving audit back to ensure new system is up and running properly.

Fred, Susanne Lee, Sigrid, Chuck, and Paul Taylor have met and revised the violation notices. Wording has been updated, improved, and aligned to the compliance flow process. An initial violation notice will be sent with a required resolution date, asking resident to please resolve the issue, and informing them of the potential consequences if not completed. If resolution is not met by that date, then the committee will bring recommendation of fine to the board. If approved, a hearing notice will be sent to resident informing them of the fine and date for the hearing should resident choose to appeal.

It was discovered that past violation notices were being sent both regular mail and certified mail. Upon investigation, no requirement could be found dictating duplicate mailings. Therefore, effective immediately, resident will only receive one notification letter via regular mail. Certified

mail will only be used if homeowner does not live in Rosedale. Email notification will also be used when email is available.

The committee also requested the board begin fining resident \$50/day beginning February 5, 2024 for having an Israeli flag and a “Defund the HOA” sign in their front yard. Resident was sent violation notice with compliance date of February 5th to remove flag and sign, but as of February 7th, flag and sign remains. Committee recommended approval of the per-day fine until they were removed. Peter moved to approve. Chuck seconded. All in favor; motion carried. Paul will send hearing notice.

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

After the three meetings with various county commissioners in late 2023, and subsequent follow ups with the planning department and direct support from our commissioner, Ray Turner, we have been informed by the Public Works group that the traffic light makes sense for the 44th Ave. exit. The department will propose it be funded in the 2025 budget and installed at the completion of the 44th Ave. extension project. Committee will continue to monitor this to ensure it is, in fact, part of the 2025 budget. Major kudos to Fred, all the committee members, and the RCC, who have aggressively pursued this safety need for Rosedale!

The 44th Ave. excavation work has begun on the northern boundary of our community and will move westward towards the planned Lena Road round-about. Night work will begin placing the pilings in the median of the interstate for the overpass bridge, so you may hear that over the next several weeks.

The county has no plans to install a wall or any sound mitigation barriers along 44th Ave. Once this area is cleared, we can determine if and where such a border wall may be needed along our now exposed northern side of Rosedale.

Bill Moran and Chuck reviewed this area recently to gain some insights as to how close the excavation is coming to our development, how wetland areas are being impacted, and trying to determine exact path of construction. There are several areas that Rosedale has removed invasives that previously went unnoticed due to the “forest” behind them. Now that this has been removed for the extension project, there are some visible gaps. Efforts will be taken to plant vegetation in those areas before construction project is complete. Chuck has the name of the project planner and will follow up with more detailed construction plans.

Insurance Report – Brian Fischer reporting:

We have had several recent incidents in Rosedale, two of which have been reported to the respective insurance carriers. An incident log has been created to track such events and circulate within the board to keep everyone updated. Since most, but not all, incidents are reported through the Access Committee, team is working with Access to develop best practice protocols for reporting and tracking events as they occur.

All insurance policies to date have been renewed. The next policy scheduled to for renewal is the Fidelity Bond, which renews May 7, 2024.

The committee is dissatisfied with the service being provided by the current insurance agency, McGriff Insurance Services, and recommends the board approve moving to Doug Dierdorf with BKS Partners. Doug is a Community Insurance Risk Management Specialist who is experienced in handling the insurance needs of large community associations. Doug was formerly with McGriff and was formerly responsible for handling Rosedale's account, so he is familiar with our community and needs. In addition, Doug has been active in working with the local HOA's on their insurance needs and is participating in an insurance education Zoom call February 13, 2024. Brian confirmed that Rosedale will have the same policies as we have now and moving forward; it will just be a new agent handling our policies. Brian moved that the board approve moving to BKS Partners. Ed seconded. All in favor; motion carried.

Manager's Report - Paul Taylor reporting

Paul reported that he has received 4 notices of intent to run for the Board of Directors. A list of the candidates and their bios will be included in the second notice of the 2024 annual meeting, which is intended to be mailed to residents February 17, 2024.

Addendum note: following the meeting, it was identified that one more candidate has placed their notice of intent, so total number of board candidates is now 5.

Owners will begin to receive emails titled "Consent to Electronic Voting and Notices for Rosedale Master Homeowner's Association." This email will allow owners to consent to electronic voting on association matters rather than having to mail in their ballots and proxies.

RPM received another 1,000 checks for the Cinc PO Box in Tampa, which is no longer being used. Those checks will be posted to all account ledgers to reflect true balances before portal keys can be released to owners to prevent multiple payments which will result in further complications. This is expected to be completed by Friday, February 9, 2024. **As a reminder to all Rosedale residents, the board is waiving all late payment fees through the end of February.**

Compliance has been able to greatly reduce the number of illegal flags and signs throughout the community. Of the five flag/sign violation notices sent out in January, three have been corrected by the homeowner.

With no old business to discuss, and all new business handled during the committee reports, Peter opened the meeting to any resident's questions. There were no resident questions.

With no resident comments and all agenda items covered, Brian moved to adjourn the meeting. Sigrid seconded. All in favor; motion passed. Meeting adjourned at 4:10 PM.