

## **Recap of the Rosedale Master Homeowner's Association Board**

**January 12, 2023 – via Zoom**

This is a recap of the January Rosedale Master Homeowner's Association Board meeting, held Thursday, January 12, 2023 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.

With a quorum present, the regular monthly board meeting was called to order by Vice President Jim Lamy at 2:02 PM. Notice was posted in accordance with Florida State Statute F-720. Including board members, 29 people were in attendance.

**Directors Present:** Vice-President – Jim Lamy, Secretary – Chuck Allen, Treasurer – Bob Eisenbeis, Directors Fred Booth, Sigrid Seymour and Ed Mazer. President Peter Ingrassia was unable to attend.

**Approval of BoD Meeting Minutes December 8, 2022:** Fred made a motion to approve the December 8, 2022 minutes. Sigrid seconded the motion. All in favor; motion carried.

**Approval of the Town Hall Meeting Minutes January 5, 2023:** Fred made a motion to approve the January 5, 2023 town hall minutes. Sigrid seconded the motion. All in favor; motion carried.

### **President's Report – Given by Jim Lamy:**

- At the recent Town Hall meeting, the question was asked if Coral Hospitality would provide defibrillators, as they once had them on their facility. Peter spoke with Stuart Cobb, who indicated the club would no longer make them available due to liability issues they could incur should they be used improperly.
- We have received feedback from residents strongly encouraging the board to continue with the town hall meetings. We will run them quarterly and will try to find a venue that will allow us to host them at different times during the day and evenings.
- RPM will be sending out a mailing shortly announcing our Annual Meeting coming up Monday, March 13, 2023, from 6-7:30 PM at Bayside Community Church at 15800 E State Road 64 in Bradenton (same location as last year's annual meeting). The letter will include an Intern to Serve notice asking for association members to run for the board. Additionally, there are 3 CC&R's requiring association members to vote on.
- We are also encouraging our members to consider volunteering, not only for board positions but committees as well, which are often short-handed. We need to remember we're an all-volunteer army here! We need the community's help.
- Hotwire's account manager for Rosedale – Jennifer Shaw – will continue with on-site office hours at the clubhouse on Thursdays from 9:00 – 1:00.

Chuck commented about the defibrillators – he has heard that the new units are consider fail-safe. This, along with potential hold-harmless laws (if Florida has them like other states), may be reason to keep this subject on the radar. With the aged community that we live in, it may be a good safety measure to continue to investigate.

Chuck also added that the RCC will be hosting a candidate forum on February 13<sup>th</sup> at the clubhouse from 6:30 -8:30. Intent is for residents to get a chance to meet and greet the potential board candidates while hearing responses to various questions presented by the forum moderator.

Ed commented that his communications team gets emails concerning Hotwire issues and they are immediately forwarded to Jennifer. He stated that he gets a response from her within a day that the issue has been taken care of. Jennifer's email address is on the Rosedale master website.

### **Treasurer's Report – Bob Eisenbeis:**

Bob reported total assets of \$2.661M, with \$1.172M in reserves, \$1,455K in operating cash, and \$34K in other assets, of which \$20.8K is due from an Aquagenix double payment (RPM has agreed to cover – original amount was \$35.6K; RPM has made payments totaling \$14.8K so far, and will continue to make monthly installments until balance is paid. Total repayment will occur in 2023.) and \$11K in receivables, most of which is not yet collected maintenance fees. It should be noted that \$233K will be transferred to the reserves account in January out of collected resident's payments for 2023.

Overall, we are slightly under budget at this time; however, this is mainly due to a timing of receipt of the bill from Allied Universal for our gate attendants and we are expecting a cable bill. With potential additional costs incurred in 2022 from Hurricane Ian clean-up and irrigation repairs, it is expected that we may finish the year slightly over budget. Exact details can be found on the Rosedale homeowner's website under the Governance tab, Committee Reports for November.

### **Committee Reports:**

#### **Cable Committee – Jim Lamy reporting:**

The committee and the board are acutely aware of the recent service issues and with the difficulties our association members have had in contacting Hotwire personnel. We have been in regular communication with Hotwire senior executives to ensure that they are aware of the issues facing our community and the damage to Hotwire's reputation that these issues have engendered. We reiterate to the community that the problems we have experienced is consistent neither with their promises nor the many public reviews of their reputation. We know they can fix the problems here.

We believe the committee and board members certainly have the attention of the key executives to these difficulties. It has been noted that when there are issues, working through “normal” channels is problematic. When we sought resolutions to issues using channels outside the normal process, issues got resolved. Jennifer Shaw, as an on-site rep for Hotwire to handle such issues, is an excellent example of just such an “outside” method. We as a community can and will continue to raise these shortcomings with Hotwire until these issues are fixed.

Chuck asked about the recent training email sent out by Hotwire. He was glad to see the offerings over the next three months, but was concerned that all the times were Wednesday mornings. He asked if Hotwire could consider any alternate times to accommodate those that could not make Wednesday morning times. Jim will inquire with Hotwire. Jim did state that the top-center TiVo button on the Hotwire remote brought up a menu where one could view training videos. He has viewed them and found them to be very helpful. He also stated that residents could request an in-home, 1:1 training session if they so desired. They just need to contact Hotwire for an appointment, or talk to Jennifer Shaw.

### **Roads Committee – Tom Tangney reporting:**

Tom began with the announcement of a new committee member, Jim Biddlecom. He asked for the board’s approval to add Jim to the committee. Chuck moved to add Jim. Fred seconded. All in favor; motion carried.

Remedial sidewalk and gutter cleaning in the Links was done in early January. However, work completed did not meet the standards of the committee. Tom attempted to meet with the vendor, but was unsuccessful. Therefore, Tom documented the work done and has notified vendor of our intent to cancel the contract due to unsatisfactory work. Committee will begin looking for a new vendor. At this time, committee is not anticipating any legal assistance needed.

Fabrication of the new panels for the SR70 monument entrance is nearly complete. Refurbishment of the SR70 monument is now expected to be completed by the end of January. Lykins is still waiting for the county to issue the permit for the 44<sup>th</sup> Ave entrance monument, but they continue to fabricate the panels while they await permit approval.

Lykins has also been assigned the work to replace all the damage signage from Hurricane Ian. However, it was discovered the initial deposit payment had not been made. Tom worked with RPM to expedite the payment so work could continue on this project.

Tom reported that our vendor is still waiting on the fabrication of new collection boxes needed for the V-grate replacements on 88<sup>th</sup> St. E and 54<sup>th</sup> Dr in Westbury Lakes. The depression on the SW side of 49<sup>th</sup> Terr / 88<sup>th</sup> St. E intersection and the subsidence next to the open sewer inlet around 5203 88<sup>th</sup> St. E will most likely be completed simultaneously with the V-grate replacements when boxes are available.

Paperwork for gatehouse painting and repair has been completed. Decision of color for SR70 gatehouse has been decided upon – proposed color is Sherwin Williams Crewel Tan, SW0011. Fred moved to approve color selection. Sigrid seconded. All in favor; motion carried. Tom reiterated that the color of the 44<sup>th</sup> Ave gatehouse remains the same color as it is now.

Tom thanked Peter Ingrassia's wife for making outgoing mail labels for the community mailboxes. It makes it much clearer for residents to know which box to use!

Tom thanked Fred for his assistance in getting a contractor that left his trailer parked in the street to remove it each day after work was completed.

Tom asked Bob about the 2022 power washing budget. While current recap shows a zero spend for the year, Tom knows the entire budget was spent and is wondering if it is properly coded.

Bob is looking into this.

#### **ARC Committee – Jim Lamy reporting:**

Jim stated that 27 requests had been reviewed in December, down from the 31 requests in November. No items remain on the under-review list.

Committee will be looking for future board guidance with respect to painted driveways and sidewalks that run through those driveways. Question for future board agenda: can sidewalks that run through driveways be painted? Chuck commented that if someone replaced their concrete driveway with pavers, the pavers would go all the way to the street. Seemed reasonable that sidewalk in driveway that is painted should be treated the same. Recommended viewing the community for current conditions. Will need to determine responsibility of areas, for as of now, master is responsible for all sidewalks. Does painting, or pavers for that matter, change what or who is responsible for the sidewalk in a driveway then?

#### **Landscape Committee – Cheryl Smith reporting:**

Cheryl had several funding requests:

- \$18,750 for cocoa mulch to be placed in the common area beds by Teal, and \$12,000 for pine straw mulch to be placed along the west side of the 87<sup>th</sup> St. runway. Coral Hospitality will be handling the mulch along the golf course side of 87<sup>th</sup> Street. These are budgeted items for 2023. Fred moved to approve expenditure. Sigrid seconded. All in favor; motion carried. Chuck asked Cheryl to let him know when she is expecting the pine straw to be placed so he could let Stuart Cobb know.
- \$7,400 to Teal for 30 stump grindings of the remaining trees stumps left from Hurricane Ian clean-up. Stumps are all in common areas and in some instances, sod will be placed over area until a more complete make-over is done. Sigrid moved to approve expenditure. Fred seconded. All in favor; motion carried.
- The committee is recommending placement of 2 Admiral pet waste stations, one at each dog park, and an annual contract with Doody Calls for weekly pick-up. Cost for stations is \$978, with the pick-up cost at \$24/week, or \$1,248/year. In surveying other communities with dog parks, all had similar waste disposal services. Committee felt cost was reasonable and would definitely eliminate the current health concern. Board agreed. Fred moved to approve expenditure. Sigrid seconded. All in favor; motion carried. Funding will come out of dog park budget line.

- Cheryl also had a price quote for two tree removals still needed: \$600 to remove the dead pine tree at the SR70 gatehouse, and \$500 to remove the dead palm at the North Bridge gate entrance. Both trees will be flush-cut and no stump grinding is needed. Work will be done by Teal. Sigrid moved to approve expenditure. Ed seconded. All in favor; motion carried.

The other areas that the committee had surveyed in December for clean-up included many in the preserve areas, which we have learned cannot be touched – they need to remain as is. Therefore, the clean-up the committee is proposing will complete the needed hurricane clean-up.

### **Storm Water Management Committee – Sigrid Seymour reporting:**

Sigrid requested the board approve up to \$8,500 for the retention of J.R. Evans Civil and Water Resources Engineering to preform preliminary evaluations on the following storm water priorities:

- 88<sup>th</sup> St. flooding
- Dry pond #5 SWFWMD Violation notice
- Eastwood Park and Links drainage issues
- Resident swale complaints
- Rippling on 88th St. potentially due to groundwater
- Need for Williams Creek brush vegetation clearing

This work is for development of a scope of work going forward. All of these projects are reserve expenditures with the possible exception of the Williams Creek cleaning. SW intends that if all goes well with J.R. Evans, they will be Rosedale’s design engineer going forward. Fred moved to approve expenditure. Chuck seconded. All in favor; motion carried.

Sigrid requested board approval for a contract with Crosscreek not to exceed \$3,000 for installation of littoral aquatic plants in Ponds 22 and 23 in the Highlands and removal of spike rush plants in the east end of Pond 9 in the Links. Also, plants will also be placed in Pond 19 in some areas not covered by recent rip-wrap work. Sigrid stated that quote in committee report showed spike rush as one of the selected plants. However, committee is recommending not using the spike rush, as it tends to die out in the wintertime and tends to spread too much. The spike rush in the original quote will be replaced with Pickerelweed and Duck Potato plants – it does not change the total of the quote as all plants are cost the same. Chuck moved to approve expenditure. Fred seconded. All in favor; motion carried.

Sigrid requested board approval to remove a dead and potentially dangerous oak tree in the preserve area behind 9916 Carnoustie. It will be flush-cut and removed for \$800. Chuck moved to approve expenditure. Fred seconded. All in favor; motion carried. Chuck asked Sigrid to be

sure to inform the resident of this decision, as they had mentioned this to the committee in the December survey of area hurricane damages.

Lastly, Sigrid requested board approval for the storm water committee to apply for the 2023 \$10,000 Manatee County Invasive Removal grant. Chuck moved to approve. Jim seconded. All in favor; motion carried.

**Community Access Committee – John Sasa reporting:**

The committee submitted a list of 18 incidences of speeding in the month of December, down from 135 incidences of speeding in the month of November. There were 11 residents with a first speeding offense, 5 residents with a second speeding offense, and 2 residents with a third speeding offense. The list of the 18 residents was sent to the compliance committee for review, and compliance committee will present during their report.

The access committee will continue to monitor speed and record violations throughout the community in the months to come, with monthly reports being sent to the compliance committee for review. The committee is also beginning to monitor stop sign compliance due to the high number of complaints from residents. Committee intends to begin placing the system at various stop areas to determine if and how well the camera can function if we decide to use the camera to monitor stop signs. It is intended that a report will be issued to the board in February of these findings.

There have been several acts of vandalism towards the radar and camera system. The committee has taken counter measures which will be reported as they gather information.

In the early morning hours of January 1<sup>st</sup>, a man was observed violently shaking the Malachite gate in an attempt to exit Rosedale. The shaking caused the closing mechanism to be damaged. At this point, New IQ is assessing the damage and cost to repair. A picture of the individual has been posted and committee is requesting for any help in identifying the individual.

There have been several recent incidents where residents or their guests have been verbally abusive and violent with our gate attendants. One incident involved a Doordash delivery person tailgating a resident into the neighborhood. The police were called and the exits were blocked when the individual tried to leave. Several residents had to wait a minute to exit because of this and began cursing the guard. Another incident occurred when the guard asked for guest identification while the resident was with the guest. The resident became irate, exited the vehicle, physically attacked the guard and spit in his face. The guard, according to our policy, went back into the guard house, let the car enter, and promptly resigned.

These are just two of countless incidences that are occurring more frequently. Committee members are often harassed by residents, driving by member's homes and giving members the finger.

Jim commented that this type of behavior was outrageous, disappointing and inconceivable. Our gate attendants and committee members shouldn't have deal with this type of behavior. As he described it, it's a kick in the gut. He felt this was a call to come to together to see what the

board can do about this. All the board agreed. Jim is charging Sigrid and Ed to develop a communication to the community specifically on this situation.

John stated they are initiating a new process in dealing with registered guests to reduce the amount of contact and time. Gate attendants will spend their time with those they don't know.

Chuck encouraged everyone to let the gate attendants know they are appreciated. He stated that he often goes through the guest entrance when no one is in line just to thank the attendants. John felt such actions would go a long way with the attendants.

**Communications Committee – Ed Mazer reporting:**

No new news was reported.

**Lighting Committee – Chuck Allen reporting:**

Holiday lighting will come down during the month of January. Wreaths and greenery have already been taken down; tree lights will come down later in the month.

Lights at Bloomfield Park monument area are now working, but lighting at the Sweetbriar monument is intermittent. Will be addressed with overall 87<sup>th</sup> St. runway lighting fix.

**Community Standards and Practices – Jim Lamy reporting:**

Committee is working with RPM source data on all leases and rentals in Rosedale. Intent is to develop a workable spreadsheet that can be easily updated and maintained while allowing easy access to the information for all those that need it. Committee will also coordinate efforts with John and his access committee.

**Compliance Committee – Fred Booth reporting:**

Fred noted that the hearing committee met January 6<sup>th</sup> with 26 individuals. 2 violations were rescinded; the rest were upheld. RPM has asked that future hearings not occur in their offices. Therefore, Fred has made arrangements for future hearing to take place at the Holiday Inn Express, located at 5464 Lena Road, Bradenton, FL 34211. It is requested that should you desire to attend the hearing, please contact RPM at 941-348-2912 to schedule attendance.

Compliance committee reviewed speed violation list from the access committee and recommended that each of the 11 identified December speeders be fined \$50 as a first offense, the 5 identified as second offenders in December be fined \$100, and the 2 identified as third offenders be fined \$200. Names are not given during the meeting; however, a list of the addresses of the offenders will be published in the official meeting minutes.

Fred asked that the board approve and assess the fines as recommended by the compliance committee. Sigrid moved as such. Ed seconded. All in favor; motion passed. Notification letters will be sent to these individuals by RPM Friday, January 13<sup>th</sup> and Monday, January 16<sup>th</sup>, with details as to the infraction, fine, and information concerning a hearing should they wish.

Fred noted that the compliance committee will complete visual audits of all homes by early February, looking at the usual – driveway and roof cleaning, landscaping, and proper screening

of mechanical equipment. Expectations are letters to be mailed by early February asking for issue to be handled by end of March.

Per the recommendation of the RCC, Susanne Lee and Ruth Plant are working to develop a graph and / or recap that can show residents results of the committee's work. It is hoped that this work can be completed soon to review with the board.

With all committee reports given, and no old business to cover, Jim moved on to new business.

### **New Business:**

1. **Speed Enforcement Program Revision.** Based upon feedback from residents at December's board meeting, the board is proposing an updated speed enforcement program.
  - Based upon individual car license plate, a fine will be levied for each violation as follows regardless of frequency. Notices and fines will be sent to homeowners following our standard monthly compliance process.
    - i. Up to and including 35 mph: \$ 50 fine per occurrence
    - ii. 36 – 44 mph: \$100 fine per occurrence
    - iii. 45 mph and over: \$200 fine per occurrence
  - Homeowners will be levied fines for any tenants speeding activity per the above tiered fining process.
  - Homeowners will be levied fines for guest speeding activity at a flat fine of \$50 per occurrence.

This program will go into effect February 1, 2023 upon adoption by the board. Communication of this new process will be made via the meeting recap, meeting minutes, Facebook and a communications Speed-Gram between January 12 and February 1. Fred moved to approve the new program. Sigrid seconded. All in favor; motion carried.

2. Jim made a motion for the development of a parks committee. After surveying the common grounds in December for Hurricane Ian damage, it was discovered that Rosedale has a lot of large, open areas that are currently not being used. As the demographics of Rosedale have changed, Jim felt it prudent to look into potentially using some of these areas for parks and other recreational facilities for our residents. Obviously, much work needs to be done to determine what the community might want, where best to place, potential issues, such as parking and upkeep, but that will be the charge of the new committee. Chuck seconded the motion. All in favor; motion carried. Chuck suggested that Jim write the charter for this new committee. Jim agreed to do so.
3. Funding approvals for pet waste receptacles, post Ian stump grinding and sod replacement, proposal for civil and water engineering services, littoral plantings, speeding fines and approval for invasive removal grant, all identified as new business on the agenda, were handled during each committee member's report, and therefore, nothing new was needed to be discussed.

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



Dave Kuchinski inquired if we had security cameras at our gatehouse locations to capture such altercations and incidences as reported by John. John Sasa responded that we did and they are being used as these incidences are further investigated.

John Sasa recommended the board required competitive bids for projects over a set dollar threshold, say \$5,000. He felt this was prudent in ensuring we got the best competitive bid, realizing that price was not always the deciding factor. Tom Tangney weighed in, stating he always tried to get multiple competitive bids for his projects. However, as an example on the entrance monuments, Tom spoke with 6 vendors, of which 4 expressed interest and provided some design drafts. When asked to submit bids, only one vendor responded, even though the other three had already done the effort to do some design work. Therefore, the committee went with the bid they had. Fortunately, this company was one we'd used in the past for projects and we felt comfortable with their proposal, but it has not always been possible to get multiple bids in today's busy market. Tom also stated that they rely on trusted vendors to give them good competitive bids, and to date, they have not been disappointed with the results. He did agree it was a good business practice, but one that could not always be followed.

With no more resident comments and all agenda items covered, Bob moved to adjourn the meeting. Sigrid seconded. All in favor; motion passed. Meeting adjourned at 4:20 PM.