

Recap of the Rosedale Master Homeowner's Association Board

May 11, 2023 – via Zoom

This is a recap of the May Rosedale Master Homeowner's Association Board meeting, held Thursday, May 11, 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 President Peter Ingrassia at 2:03 PM. Notice was posted in accordance with Florida State Statute F-720. Including board members and Resource Property Management, 33 people were in attendance.

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

Approval of BoD Meeting Minutes April 13, 2023: Ed made a motion to approve the April 13, 2023 minutes. Bob seconded the motion. All in favor; motion carried.

Approval of BoD Orientation Meeting with RPM Minutes April 21, 2023: Rich made a motion to approve the April 21, 2023 minutes. Ed seconded the motion. All in favor; motion carried.

President's Report – given by Peter Ingrassia:

- Peter stated the orientation meeting with RPM held April 21st was conducted by the owner and the president of the organization, and the session was very productive and informative.
- Peter verified that all board members are now certified as required by Florida statutes.
- There has been a report of an instance where a pet was observed without a leash and chased a bicyclist. Per Rosedale's CC&R's, all pets must be always in direct control of the owner, which means leashed. Electronic leashes are not permissible in Rosedale. Pets are not required to be on a leash in the owner's yard if a physical fence or an electronic fence is installed. However, owner must be in proximity of pet when pet is outdoors in an enclosure.
- The June 14th board meeting will be held in the evening at 6:00 PM. Meeting will still be via Zoom, but we are going to try various times to see if it accommodates more of our residents. We will use same philosophy with the Town Hall meetings moving forward.

Treasurer's Report – Bob Eisenbeis:

Bob reported total assets of \$3,161.2M, with \$1,346.9M in reserves, \$1,686.6M in operating cash, and \$127.7K in other assets, of which \$116.8K are delinquent fees, \$8.9K is due from an Aquagenix double payment (RPM has agreed to cover – original amount was \$35.6K; RPM has

made payments totaling \$26.7K so far, and will continue to make monthly installments until balance is paid. Total repayment will occur in 2023.), \$200 as a deposit with Manatee Co. Utilities and \$1.8K is related to a legal collection.

Overall, we are slightly under budget at this time. Exact details can be found on the Rosedale homeowner's website under the Governance tab, Committee Reports for April.

Bob reported that reserve and operating funds have been moved into government securities and insured bank CD's, and as such, the interest on these accounts has jumped from 4.25% to 4.8%.

Committee Reports:

Cable Committee – Steve Pomposi reporting:

Steve provided this update:

1. Infrastructure Fortification: the most critical portion of the fortification plan was completed in April with the conclusion of the project to activate a redundant path of fiber to Rosedale. This new path is now active and is entirely managed by Hotwire. The back-up path is in a “warm-standby” mode and will be available should a failure occur on the main line. Construction continues on the Headend facility (the permanent structure located near the Highlands circle) as the roof has been added to the structure. Once inspections are completed, Hotwire will be finishing both exterior and interior for equipment build-out. Completion date will be communicated as the work progresses.
2. FisionTV+ Software Improvements: This primarily means rolling out new Software and Firmware to our set-top cable boxes in the coming months. Hotwire has developed a series of patches to the Firmware and will be working with a small group of Rosedale residents during the month of May to test and validate them before they are rolled out to the wider community. This is intended to lessen any adverse impacts in the future to the larger community. As is with electronic systems (your iPhone, iPad, computer, etc.), Software and Firmware updates will occur regularly, primarily to ensure system security.
3. Survey Results: Hotwire's first survey was released in March, and we had 450 residents respond. Results of survey were shared with board and meeting attendees. These results will be posted on the Rosedale website.
4. 1Q 2023 Service Level Attainment: report was shared with the board and meeting attendees. Hotwire achieved all service targets except two. One was related to data availability in the month of January and the second for customer call center average speed to answer. Both failures have been addressed by Hotwire. As with the survey results, this information is also posted on the Rosedale website.

Steve stated measured internet speeds have been consistent with contractual speed, which is 500 MB/sec up and down. Steve stated that if someone was not receiving this, they should contact Hotwire customer service. Question was asked if speeds would vary depending on how far one

was from the router. Steve responded that was difficult to say, as it can be as much an issue with the device as it is the internet/router speed. For the most part, Steve's easy assessment to validated the internet speed would be your video / streaming feed – if video is coming in as it should, then speed is probably ok.

Steve also encouraged residents to use the chat feature when contacting the Hotwire service center. He has had good results with this option, having someone get back to him quickly, and many times, being able resolve the issue right then. If not, he was then transferred to a customer service rep who could help him. Committee is recommending keeping an on-site account manager one day a week for the foreseeable future.

John Sasa asked if the SR70 and 44th Ave. gatehouses, as well as the Malachite gate, were now wired with Hotwire. He thought they were still with Spectrum. Steve will follow up on this, as gatehouses should be converted over as well.

Roads Committee – Tom Tangney reporting:

Tom thanked Bill Prater for his service to the community. Bill is leaving Rosedale and will be missed. Tom requested approval of a new member to the roads committee – Steve Maruszewski. Chuck moved to approve appointee. Ed seconded. All in favor; motion carried.

Tom stated that the 4 open-throat drains performed well during the recent heavy rain. Priorities for the next batch of inlets (expected to arrive in the May/June timeframe) are:

- V-grate across from 5141 88th St. (by golf cart crossing)
- Remaining v-grates in Westbury Lakes
- Remaining v-grates on N 88th St.

Patching and painting of both gatehouses and the Tobermory Bridge has been completed. Additional touch-up work and replacement of column caps is pending.

Next paint project is to clean and paint all the metal fencing, pillars and bridgework, two walls, all the street signs and the mailbox posts. Committee is recommending bid from Munyan Painting, who completed gatehouse and Tobermory Bridge work. Bid came in at \$37,440, slightly more than planned cost, but much cheaper than other vendors. Funding will come out of reserves. If approved, vendor can start next week and begin at the Highlands entrance and the North Bridge areas where landscaping is putting in new plants. Total project should be finished by mid-to-the-end-of June. Also, vendor will do their best to notify us of areas they will be working in so we can notify residents when their mailboxes will be painted. Sigrid moved to approve funding. Chuck seconded. All in favor; motion carried.

Repainting of the Rosedale logo and sign on the SR70 monument has been completed. Fabrication of the 44th Ave. monument is underway with final installation schedule still pending.

The damaged street signs and posts (more than 40 total) should be replaced by the end of May / early June, as materials have come in.

Additionally, Tom shared these updates:

- 2 large pillar caps near the 44th Ave. entrance were disposed of after it was determined they could not be reused. New caps will be fabricated.
- The stop sign on north-bound 96th St. E has been removed.
- Pressure washing of sidewalks and gutters in the Legacy neighborhood has been initiated.
- Installation of the 25 mph road markers, along with the removal of the 96th St. post are in our vendor's queue for future work. Committee is looking at options for removing the white line on the street at the 96th St. E and 53rd Drive E location.
- Manatee county is replacing some of the older sanitary sewer manhole cover collars in the Legacy and Highlands section.

ARC Committee – Peter Ingraffia reporting:

Peter stated that 27 requests had been reviewed in April, down slightly from the 31 requests in March. Only two items remain on the under-review list. Committee has updated the PCR form and ARC guidelines on the Master Website. Committee is looking at how to connect the local HOA ARC contact person with the master ARC decisions and keep them in the loop. Right now, communication only goes back to homeowner. Committee is working to resolve this issue.

Landscape Committee – Cheryl Smith reporting:

Cheryl had several funding requests:

1. Installation of a controller and clock for the Malachite common area at a cost of \$2,610. Work will be completed by Teal. Chuck moved to approved expenditure. Peter seconded. All in favor; motion carried. Ed asked if the committee had looked into RF capabilities for remote irrigation areas. Sigrid stated this would be something she and Chuck would discuss with upcoming meeting with an irrigation consultant.
2. Annuals replacements throughout the community at a cost of \$4,747. Work will be completed by Teal. Sigrid moved to approve expenditure. Brian seconded. All in favor; motion carried. Brian inquired as to the overall yearly budget for these plantings. Bob responded with budgeted amount of \$16,500 total for the year for all annuals plantings.
3. Cheryl had 3 funding requests for Brown's Tree Service: \$4,725 to trim 55 palms along the wall between the Highlands and the Links, as well as removing 5 dead palms; \$285 to remove a dead palm in a homeowner's front yard on 54th Ave; and \$570 to remove two diseased queen palms at 59th St. Circle E., for a total funding request of \$5,580. Sigrid moved to approve funding. Ed seconded. All in favor; motion carried. Sigrid provided some clarification on the dead palm in the homeowner's yard. This was brought up at last month's meeting. Homeowner is away and will not return until mid-late summer. However, palm is diseased and needs to be removed. Plan was to get estimate to remove tree (which has been done), then Sigrid can contact homeowner to gain approval to have tree taken down and work billed to the homeowner.
4. Two projects to be completed by Brightview: refurbishment of the Somerset Island for \$3,087, and laying pine straw throughout Highlands common areas for \$1,100, with total funding of \$4,187. For the Somerset Island area, old vegetation and years of mulch

build-up will be removed, similar to the work that was done when refurbishing the Bloomfield Park and Sweetbriar entrances, so when watering plants, water will stay in area and not run out into the street. Ed moved to approve expenditure. Rich seconded. All in favor; motion carried.

5. The common area in Baltry Court was refurbished last year. This year, committee is requesting funding to screen the back-flow pipes in this area. Bloomings will complete this project at a cost of \$965. Chuck moved to approve expenditure. Rich seconded. All in favor; motion carried.

Rich inquired about the common area next to the dog park, asking if concerns on the watering in this area had been investigated and problem addressed. Sigrid stated that committee would have to follow-up on this request.

Chuck brought up an additional irrigation funding request, as information had just been acquired. Company is coming in to bore under the street to lay electric lines for the Malachite irrigation project to convert from manual / battery stations to a wired and clock-timed section. There are several other areas in the community that need similar boring done: the SR70 entrance area where the irrigation electric lines were cut when they re-did the street; the island and the entrance to the Highlands, and the two islands on either side of the Highlands circle. Previous estimates to do this work were \$7,000, but current vendor would give us a price break as his equipment would already be here. His quote was \$4,800. Chuck moved to approve this expenditure and capture the savings while repairing needed areas. Peter seconded. All in favor; motion carried.

Rich commented that he thought there was a similar situation for a resident along Royal Dornoch. Chuck said he would investigate this further.

Storm Water Management Committee – Gary Schaefer reporting:

Gary stated our consultant, Passarella, has completed the invasives removal bid package and sent it out for bids to 5 contractors. The bid is split into three sections: the area around pond 5, area around wetlands surrounded by holes 4, 5 and 6, and necessary maintenance of past areas.

Gary and Sigrid met with JR Evans to discuss progress around the 88th St. E flooding project, the Eastwood Park area, and the dry pond in the Links. Drone survey work is complete and flood model construction is underway. Committee expects report within the next month or so.

Gary and Sigrid thanked the community for their patience as this process unfolds. These are subjects that have been discussed and batted around for the past several years with no meaningful progress. However, committee has found a good engineering partner to provide the needed expertise to provide the proper resolution to these problems. Unfortunately, process is proceeding slower than we would like; however, at least we're moving this process along rather than continue talking about it.

Community Access Committee – John Sasa reporting:

John reported 42 speeding instances in April, which were given to the Compliance committee for review. All vendors that were identified as speeding were contacted and notified of the incident,

with 2 vendors having their entry privileges suspended for 15 days and one suspended for 30 days. Committee notified residents affected by the suspensions. A list of club guests and golfers speeding was sent to Stuart Cobb.

During the review of the speeding tapes, several speeding vehicles were unidentifiable. It was determined that the Allied guard was not properly recording vehicle license plates. They were given a written reprimand and if further incidences occur, they will be terminated.

The committee held several meetings with various board members and Envera security management to better understand what Envera can do to increase security in Rosedale, including software and equipment that could increase speed and accuracy while making it easier for residents to use. Envera is working on a final proposal based on the feedback from those meetings. It is hoped to have proposal for board review next month.

We continue to experience regular turnover of gate attendants. Training of these individuals falls on the site supervisor, and the time he has to train them is limited, so they are often thrown into the job with little training on our systems. Allied Security will strive to do better, but at the wage we are paying the gate attendants, it is hard to attract qualified help. Rosedale's wages for gate attendants are one of the lowest in the area. The contract with Allied expires June 30, 2023. Committee is looking at other options, but they expect a substantial increase in wages for the next contract year. Anticipated increases for the remainder of 2023 have been budgeted, as well as increased costs in future years in the multi-year plan.

Peter asked if we had benchmarked our wages verses other companies. John replied that the committee has done this work and would share the data. All other companies are paying higher wages than Rosedale. Not substantial, but higher.

Sigrid asked if we paid more would we get better people. John thought not necessarily so. He believed security companies had to compete against each other and within their own organization with different communities they managed. Higher wages at Rosedale would create a domino effect within other communities as well as with other security companies. And John cautioned that paying more would not necessarily mean we would attract better people.

Peter asked if we paid a shift differential – i.e., those working the less desirable late-night shifts were paid a higher wage. John confirmed that Allied did pay on a shift differential. However, they also rotate shifts for the employees so they have the opportunity to not always have that late shift.

Communications Committee – Ed Mazer reporting:

Ed reported slight changes to the website and that monthly meeting recaps were now added for residents to view past meeting information.

Lighting Committee – Chuck Allen reporting:

A vendor has been selected for the lighting projects along the 87th St. E runway as well as the Highlands circle. Pleasant Lightscapes is local company that services many area communities

as well as many residents of Rosedale. For the 87th St. runway, new light fixtures will be placed, new wiring installed, which will all be buried now, and new transformers, photo cells and support posts will be installed. Cost for this project is \$38,200. Lighting in the Highlands Circle will include new up-lighting and placement for all interior areas, as well as new downward street lighting to illuminate the circle area itself for pedestrian safety. Cost for this project is \$10,175, or a total cost for the projects of \$48,375. Peter moved to approve expenditure. Ed seconded. All in favor; motion carried. Chuck will notify vendor and work out an installation schedule; however, work is expected to be completed by the end of June. Bob commented that this expense was not in our budget. However, it was planned in the revised reserved budget, but the final report has not been received yet. He suggested that, if needed, we classify expense as an unbudgeted expense for now, and when reserve study is complete, reclassify the expense to reserves.

Community Standards and Practices – Ed Mazer reporting:

Committee is focusing on proper process and execution of any potential changes to the CC&R's and ensuring residents are fully informed, notified and educated in a timely manner on any changes should there be any. They are looking at existing CC&R's to determine if any are unnecessary or need updated. They are also looking at our Rules and Regulations to ensure they are properly noticed and ensure they, too, are being enforced.

Compliance Committee – Fred Booth reporting:

Compliance committee reviewed speed violation list from the access committee and recommended that identified April speeders be fined at the new guidelines. 38 individuals were found to be speeding 35 MPH or less and will be fined \$25 per occurrence, while 4 individuals were found to be speeding in the 36-44 MPH range and will be fined \$100 per occurrence. Peter moved to approve the fines, while also stating that individual names would not be announced at the meeting; however, a list of the addresses of the offenders will be published in the official meeting minutes. Sigrid seconded. All in favor; motion carried. Brian commented that everyone on the board had reviewed the list and concurred with the committee's recommendation. Notification letters will be sent to these individuals by RPM Friday, May 12th and Monday, May 15th, with details as to the infraction, fine, and information concerning a hearing should they wish.

Fred asked for board approval of the committee's process for violation notices. Currently, process is as such:

- First violation notice letter giving 30 days to correct the violation.
- Second violation notice letter giving 30 more days to correct or a fine will be enacted.
- If a third failure to comply letter must be sent, it will result in a \$50/day fine effective 10 days of the date of the third letter, as is stipulated in our fining schedule.

Peter recommended committee revise first violation notice to state that if resident cannot secure a vendor to correct violation within timeframe, they must have documentation from vendor for work to be done and estimated timing, and that information must be sent to RPM for

documentation. Such action would show corrective action being taken and the violation notice is not being ignored. However, process needs to be implemented to follow up on such incidences. Board agreed with proposal.

Fred asked for board direction on individual who refuses to properly screen their pool equipment and cage as our CC&R's require. Numerous violation notices have been sent to this individual but ignored. Board recommended notice be sent to individual stating work must be done to comply with CC&R's and state timeline for work to either begin or a plan from a vendor on when work would begin as noted above. If this was not followed, fining would be implemented as directed by our fining schedule and process.

Parks Committee – Sigrid Seymour reporting:

Nothing new to report.

With no old business to discuss, meeting move on to new business.

New Business:

Funding requests were all handled during committee reports. Those items not covered were:

1. The 2023 CC&R changes passed at our annual meeting have been executed and filed.
2. Peter moved to accept a ByLaw change to Article III, 3.1, Annual meeting. Our current bylaws state meeting to be held in February; however, due to scheduling difficulties the past two years, our annual meetings have been in March. ByLaw is being revised to a more open timeframe of meeting being held during the first three months of the year, on or before March 31. Chuck seconded. All in favor; motion carried.
3. Peter moved to accept a ByLaw change to Article V. Powers and Duties of Board of Directors, sections 5.4, 5.5, 5.6 and 5.7. Language around fining has been revised to remove “compliance committee” name and replace it with a more generic “committee” designation. Brian seconded. All in favor; motion carried.

David Kuchinski asked why these bylaw changes were made via an amendment change and other changes to bylaws made in November 2022 were consider resolutions. His concern was amendment changes are officially filed while resolutions were not. Filed documents can be found but non-filed resolutions could get lost.

Peter acknowledged that resolutions, along with rules and regulations, did not have to be officially filed. He stated that board adopted the resolutions in November based on advice of our property manager. Board agreed that this should be looked into further and asked the Standards Committee to investigate.

4. Town Hall feedback. Rich reported that the town hall held May 8th had 52 people in attendance. He stated the meeting went very well, and after formal agenda topics were

covered, 14 questions were raised around various subjects. A recap of the meeting will send to residents shortly, as well as posted on the website and on the Rosedale Facebook page.

5. Chuck moved that board approve the complete committee roster to satisfy statutory and insurance regulations. Ed seconded. All in favor, motion carried. Chuck stated that if any member was removed or added to a committee, it would be reported in the monthly meetings and documented in meeting minutes. He will continue to update the committee workbook.

There were also three committees who requested approval of updated charters. They were Cable, Compliance and Storm Water Management. Chuck moved to approve the updates. Rich seconded. All in favor; motion carried. Chuck will provide final copy to Ed to post to the website.

6. Peter discussed the creation of an insurance liaison. While there was no indication that our insurance levels were inadequate or we were missing anything, it seemed prudent to review our coverage. Brian has volunteered to take on that responsibility. Peter moved to approve Brian for this task. Ed seconded. All in favor; motion carried.

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

Bill Moran had several questions:

1. He asked if landscaping along the Malachite common area was still converting the battery-operated irrigation system to a hard-wired system that could run automatically on a timer. Chuck responded that yes, it was moving forward. Board had approved electrical work last month and approved the irrigation work and timer this month.
2. Bill asked why we had unofficial CC&R's as amended in 2023 on the Rosedale website. Ed responded it was an effort to eliminate the cross-outs and changes made to make it easier to read. Bill stated that there was information in this version that was not correct. Bill was concerned that it was not official and not legal. He suggested if we wanted to have this, we should re-write the CC&R's. Peter responded that the board was looking into that possibility and cleaning up the documents. Brian asked Bill to send him the specifics of areas he was concerned with and the Standards Committee would address. Bill inquired if we had asked our attorney if we should have these unofficial documents posted. Peter will follow up with our attorney.
3. Bill commented on comments that have been made about defects in the development construction and builder's responsibility. He stated we had to realize that there may have been different standards at the time, so may not be a liability issue.

4. Bill asked about the white line on the street in the area where the stop sign was removed on 96th St. E. Chuck replied committee was looking into that and would provide an updated in future committee reports.
5. Bill asked what criteria was used to remove the stop sign on 96th St. Chuck replied that there was no stop sign on the southbound side, so didn't make sense to have stop sign on the northbound side, especially given the lighter amount of traffic in this area. Bill asked if same consideration would be given for intersection of Tobermory and Eastwood, taking out the stop signs on Tobermory. Tom Tangney stated he felt this would not be a good idea given the safety concerns in this area.
6. Bill stated that many residents walked in the mornings between 6 and 9 in Rosedale. Many were forced off the sidewalks due to resident's watering during that time. He asked if we could get residents to water their sidewalk areas earlier. He felt this would make it safer for the residents to not have to walk on the streets.

With no more resident comments and all agenda items covered, Peter moved to adjourn the meeting. Sigrid seconded. All in favor; motion passed. Meeting adjourned at 4:39 PM.