

**From:** Ed Mazer, Communications Committee <Communications@RosedaleMHOA.com>  
**Sent:** Monday, April 20, 2026 6:22 PM  
**To:** Edward & Charlene Mazer  
**Subject:** Recap of April 16, 2026 Zoom Board Meeting



**Rosedale Master Homeowners Association**

[www.rosedalemasterhoa.com](http://www.rosedalemasterhoa.com)

## **Recap of the Rosedale Master HOA Zoom Board Meeting**

**April 16, 2026**

The Rosedale Master Homeowner's Association Board Meeting was held Thursday, April 16, 2026, via Zoom. A total of twenty-eight (28) people were in attendance, including board members and RPM.

**Directors Present:** Peter Ingrassia, President; Chuck Allen, Vice-President; Ed Serra, Treasurer; Susan Hetzler, Secretary; and Directors Ed Mazer, Paul Green, and Joe Brooks.

**Meeting Minutes:** Motion to wave the reading and approve of the BOD March 19, 2026 Minutes. Motion carried.

**President's Report** - given by Peter Ingrassia

Just a heads-up to remind all residents that there are a few large projects that will be starting in the coming weeks. The paving project on 88th will begin in early May which will result in some partial road/lane closures for a

few days. And the refurbishment of the 44th gate and entrance will start-up again now that the 44th expansion is complete. This project started a couple years ago with the roof replacement but was then put on ice waiting for the county to finish their project. As both projects have the potential to create traffic work arounds, more information will be shared in detail as these projects get underway.

As a reminder for all residents who back to a conservation easement, we are not allowed to remove, alter, add benches, or plant anything in the conservation easements. If there is vegetation growing into your property, you are allowed to trim anything hanging over your property line. If a tree falls into your yard you are allowed to remove what is in your yard. If a tree falls or dies in the easement, the County insists that it be left alone. We are aware that Code Enforcement has been called to a couple residents in the past few weeks.

Lastly, there have been two incidents in the last two weeks of vehicles driving on the golf course and causing considerable damage to the course. The description we have of the last incident, which occurred Sunday April 12 at approximately 8:30 pm, was of a small white SUV. The course is investigating these incidents and reviewing security footage. If you notice anything suspicious occurring at the Club especially when the course is closed, please contact the authorities so these people can be apprehended.

## Treasurer's Report - given by Ed Serra

The Associations financial position as of March 31, 2026 is as follows:

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Popular Bank Operating 3672	396,965.45	-36,171.60	360,793.85	360,793.85	Balanced
Popular Bank RSV 3680	5,653.49	0.00	5,653.49	5,653.49	Balanced
Popular Key Deposit 4523	8,800.00	-100.00	8,700.00	8,700.00	Balanced
Popular Bank Storm Savings 8422	0.00	60,570.00	60,570.00	60,570.00	Balanced
Morgan Stanley Operating Savings 2474	1,573,510.04	0.00	1,573,510.04	1,573,510.04	Balanced
Morgan Stanley RSV 2314	1,494,108.11	0.00	1,494,108.11	1,494,108.11	Balanced
Morgan Stanley Hotwire Door 4555	196,256.34	0.00	196,256.34	196,256.34	Balanced

Our total cash and investments are \$3,699,591, of which \$1,499,762 constitutes reserves and \$8,500 in funds held on account of others, leaving

\$2,191,329 in operating funds. A total of forty-three (43) homes continue to have unpaid maintenance fees in varying amounts totaling \$78,491; interest and late fees are accruing on the outstanding balances.

In March, \$24,274 was moved from reserve funds to pay for sidewalk repairs (\$18,000), irrigation repairs (\$3,924), and the fifty percent (50%) retainer for the reserve study (\$2,350). Reserve spending needs for 2026 are being monitored in collaboration with the Infrastructure Committee.

For 2026, the interest income earnings on reserves were budgeted to be \$15,000 YTD March; the actual interest earned was \$11,035 through March. Due to lowered interest rates on T-bills, our primary investment strategy, it is likely that, going forward, interest earnings will be lower.

Included in the 2026 operating budget is \$35,000 for anticipated storm damages. A savings account has been established to segregate these funds; the current balance is \$60,570 of which \$25,570 was from 2025 unused carryover. This budget line will be re-evaluated during our 2027 budget formulation process.

The annual audit has been completed by Deven & Associates (CPA); a “clean opinion” with no exceptions or adjustments was given. Deven and Associates (CPA) also prepared our 12/31/2025 tax return for a tax preparation fee of \$450. Ed S made a motion to sign the engagement letter to retain the CPA firm in the amount of \$7,500 for the 2026 audit and to pay the \$450 tax preparation fee. Motion passed.

Ed S made a second motion to approve disbursing the 2026 required estimated tax payments (taxes on interest income) in the amount of \$17,194 for the year 2026. Motion passed.

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## **Committee Reports:**

### **Infrastructure Committee – given by Tom Tangney**

Tom opened the discussion with a motion for \$2,825 (Reserve Charge 4.100 Catch Basins) to replace and install a severely damaged storm sewer inlet cap on 51st Ter. Motion passed. Installation should be completed by the end of May.

Tom discussed the emergency repairs that were made to reattach a panel to the entrance monument on 44th Ave. A motion was requested for \$3,850 (Reserve Charge 4.800 Entrance Monuments) to cover the repair, more firmly attach all entrance monument panels/seal the

edges, and miscellaneous minor stucco repairs, etc. Motion passed.

The concrete work on the sidewalks in the Legacy and part of the Highlands is complete with grinding of other areas underway. Work in the remainder of the Highlands and the Links (much smaller project with less root incursion) is pending. Tom requested a motion for a maximum of \$15,000 (Reserve Charge 4.140) for this work. Motion passed.

A motion was also requested for \$8,500 for the replacement of numerous large sidewalk panels on the walkway extending North of the law office on 87th St E pending completion of the easement agreement between the MHOA and Law Office. This work may be coordinated with CH6 pathway work if the timing is suitable and there is a financial benefit. Motion passed.

Engineering/vendor assessments were completed and bids are being obtained to address several erosion issues on Pond two (2) (54th Ave cul-de-sac) and Pond twenty-five (25) (South end of 96th St E) via replacement/extension of drainage tubing, and/or the addition of localized fill and riprap. The resident at 8740 54th Ave E will be consulted for their portion of the cost of the drainage piping.

The two (2) SWFWMD deficiency letters received by CH6 were addressed. Three certification reports were submitted last year but SWFWMD only recorded one (1) of them; the oversight has been rectified. Two (2) additional SWFWMD certifications are due in July.

Repaving work on 88th St E between 51st Ave E and 52nd Ave E is **tentatively scheduled for the May 4-8 and 11-12**. The work is expected to take four (4) to five (5) days and will involve closing one side of the road at a time. Flagmen will be positioned at each end of the construction zone, no parking signs will be posted, vehicular access to/from the residences along the East side of 88th St E should be available most of the time, and residents will be asked to avoid the area and to advise their vendors/guests of these restrictions. Multiple, community wide communications are being initiated. If possible, personal meetings with residents located in the construction zone will be made.

A loose ADA compliant crosswalk mat (96th St E roundabout) was fastened down to mitigate a tripping hazard and an inspection of all mats is underway. A speed limit sign and (metal) post were knocked over on North 88th St E. Several of our 3 way stop signs do not have the small 3 Way placard below the main sign (highly recommended but not FDOT). We are looking into getting these added. An inquiry was made regarding the signage around the speed humps near the clubhouse entrance. The Infrastructure Committee recommends no additional signage.

**ARC Committee** - given by Peter Ingrassia

The committee met twice in March. On March 4, 2026, the Committee reviewed and approved seven (7) requests. At the March 18th meeting, eight (8) requests were reviewed and approved. None of the requests were denied. One request continues to remain under review while the homeowner contacts and works with the County and SWFWMD for approval before the ARC will review the request.

**Landscape and Irrigation - given by Sigrid Seymour**

PROJECTS	BUDGET CODE	NOTES	COST
Replacement of 2 oaks on Highland Links and 1 on Marbella Dr	2074	Teal	\$3,285
Replacement of 1 Royal Palm at Carnoustie Circle	2074	Teal	\$1,725

Sigrid opened the discussion with a request of \$3,285 for the replacement of three (3) oak trees, two (2) on Highland Links and one (1) on Marbella Drive that were lost in recent storms. Motion passed.

A motion was also requested in the amount of \$1,725 for the replacement of one (1) Royal Palm at the Carnoustie Circle. Motion passed.

Additional projects include:

- Refurbishment of the 44th Ave entrance will begin mid-late May after the Manatee County Commissioners approve the Enhancement Project.
- Landscape Committee tour of the neighborhoods to evaluate areas for refurbishment is scheduled for the week of April 20.
- Annuals will be removed and replaced with Vinca in May.
- A request for a shade structure for the dog park was reviewed; the Committee determined that other priorities throughout Rosedale would benefit more homeowners.

**Access Committee - given by Ed Mazer**

The camera was out twelve (12) times in March. The thirty-nine (39) March speeders were:  
 three (3) residents, six (6) guests, one (1) vendor, six (6) golfers, seven (7) Amazon drivers, two (2) Uber Eats drivers, and (14) unidentified.

<i>Location</i>	<i># Times</i>	<i># Speeders</i>	<i>Average/Day</i>
52nd Ave E	1	3	3
87th St E	1	4	4
Tobermory Way NB	10	32	3.2
Totals	12	39	3.4

We recommend three (3) resident violations at speeds of thirty-five (35) mph or below, each with a \$25 fine, and two (2) resident violations at \$100 each for the same individual who was speeding at or above thirty-six (36) mph on two different days. In addition, there were six (6) golfing speeders, five (5) of which were off-site golfers and one (1) off-site member golfer. We recommend one (1) \$25 fine for the off-site member for speeding at thirty-five (35) mph or less, to be levied against the Rosedale Golf and Country Club.

Motion to withhold the names of the resident and member speeders was made and passed . Ed moved to fine three (3) resident speeders \$25 each, one (1) resident speeder twice at \$100 for each violation, and one (1) off-site member speeder \$25 to be levied against the Golf Club. Motion passed. Access continues to provide support to residents with Tekwave regarding warranty deeds, leases, and various issues. The All Box awaits new programming requested from TEKwave but is otherwise fully functional. New firewalls for each gatehouse have arrived and will be installed shortly. The final installation is being coordinated with the project to update the gatehouses.

## **Communications Committee - given by Ed Mazer**

Nine (9) blanket emails were composed and sent to the community in March; copies of the emails were posted to the Website. Two (2) new homeowners were given Welcome Packages by Committee volunteers. Additionally, seven (7) inquiries were received through Contact Us, and answered. Further, the email database was updated with new and/or revised email addresses and signs were posted for the April Board meeting.

Ed M also mentioned that he was contacted by several residents who mentioned that they hadn't received the community email eblasts. As a

reminder to all residents, the eblast emails are posted on the MHOA website and are always available there to anyone who may have missed them.

### **Lighting Committee** - nothing to report

### **Community Standards and Practices** - given by Joe Brooks

The Committee met for the first time on April 15th. The Bylaws were reviewed. The Committee plans to review all the governing documents to determine if any changes and/or updates are needed.

### **Oversight** - given by Doug Brown

Roof cleaning violations and outdoor lighting guidelines were reviewed and discussed. Due to the drought-related restrictions, Doug reported that roof/driveway cleaning notices will be issued with an extended compliance deadline of the end of July. Language acknowledging the delay will be included in the notices.

Doug also reported that the Committee is working on language changes/updates to the permanent outdoor lighting standards using US Federal holidays, commonly celebrated holidays, and cultural and religious holidays as the baseline for permitted displays. A draft document will be finalized for Board review in May.

The Committee approved the March speeding violations and fines. Enforcement challenges with unidentifiable vehicles entering the community were discussed. Adding a \$50/day ARC fine (for failure to submit a Property Change Request) was discussed/finalized. Chuck made a motion to approve

adding the fine to the Use Restriction/Violation Fine Schedule for failure to submit an ARC request. Motion passed.

**Compliance/Hearing** – given by Caitlin Moore (Manager’s Report)

**Insurance** – nothing to report

**Lena Rd/44th Ave** – nothing to report

**Core Values and Principles - given by Ed Mazer**

Ed presented and reviewed the Core Values and Principles with the Board. Ed M moved to approve. The motion passed. Going forward, the Core Values and Principles will be included with other items that are approved by the Board annually following the Annual and Organizational Meetings. This list of Core Values is reproduced at the end of this recap.

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**Monthly Manager's Report - given by Caitlin Moore**

**I. FINANCIALS**

Financial Reports will be loaded to Vantaca as completed.

**II. ADMINISTRATION**

**Administrative Services**

As a reminder, Cristina Stewart is assigned to assist with regard to administrative duties for Rosedale Master Association. She is available to

assist unit owners and BOD members when I am unavailable. She can be contacted at [csteward@resourcepropertymgmt.com](mailto:csteward@resourcepropertymgmt.com) and/or by phone at 941-348-2912.

### **Board Certification and Continuing Education**

All of the current Board members have completed their four (4) hour Board Certification. Certificates are kept electronically with the management company. FL Statutes now also require that four (4) hours of continuing education be completed each year. I have located a source where Board members can watch a four (4) hour webinar to satisfy all four (4) hours in one sitting and receive a certificate of completion when finished. This information has been shared with the Board.

### **III. MISCELLANEOUS**

#### **Sidewalk Repairs/Replacement**

Sidewalk Repairs throughout North Legacy, South Legacy, and a small section in the Highlands roundabout have been completed. These repairs consisted of removal of panels, removal of tree roots, and replacement of panels along with grinding down a number of locations that did not need full replacement. In the coming weeks, the remainder of necessary replacements/repairs

In the Highlands, the Links, and a small area near the SR 70 gate house will begin. We continue to appreciate your patience while these repairs continue.

#### **Pillar and Sign Refurbishments**

As some of you may have noticed, half of the sign at the 44th entrance fell off. The sign was reattached in the same day; however, we found that some of the other signs are "in the process" of failing off as well. Repairs are being made and proper sealing around the signs will be completed to ensure they hold up throughout the rainy season. Helicon is scheduled to be on site April 20-

22 to complete the repairs of the leaning pillars.

#### **Insurance**

I met with Peter Ingrassia and Brian Fischer to discuss restructuring as well as the roles and responsibilities of the insurance committee. I will handle the day-to-day insurance related items while keeping the Insurance Committee informed and bringing them in to assist on necessary items, such as renewals and claims.

### **Oversight Committee**

On Monday, April 13th I met with the Oversight Committee, one of the main topics of conversation was the details of the proposed lighting policy document. I will be working with the committee on rewording and adding requested verbiage to the document to be presented to the Board in May.

### **Hearing Committee**

On Tuesday, April 14th I met with the Compliance Committee, and they approved levying fines for speeders for the months of January and February. Notices will be sent to those who were assessed fines. The next Compliance Committee meeting will be held on May 19th via Zoom.

### **Tenant Evaluation**

RPM has recently introduced a new tool available to our clients called Tenant Evaluation which is a program being used to process lease and/or resale applications. There would be a savings for Rosedale of \$15.00 per application by utilizing this program, it can also help prevent delays in processing applications, such as when my assistant is out of the office. Committee members can be designated as voters or decision-makers and will receive notifications when an application is ready for review. A flyer with more information will be emailed out to Board members to review and have the opportunity to ask question prior to voting on this item at May's Board meeting.

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## **Old Business:**

All covered above.

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With no additional old or new business to discuss, Peter opened the meeting to residents' questions. One (1) resident asked several questions about the CEU courses and ARC.

With all agenda items covered, the meeting adjourned at 3.24 pm.

The next Board of Director's Meeting will be held on Thursday, May 21, 2026.

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## **Rosedale Master HOA Board of Director Core Values and Principles**

### **Core Values**

1. Respect other Board members and residents
2. Integrity – Honesty, Fairness and Consistency
3. Listening
4. Transparency
5. Openness to ideas and innovation
6. Accessibility
7. Prudence
8. Fiduciary responsibility

## Board Principles

1. Exercise Pro-active communication with community -  
Encouraging feedback from the community
  2. Represent the best interest of the whole community and not a section
  3. Doing due diligence
  4. Valuing the talents of Board members
  5. Leave your ego at the door
  6. Supporting each other
  7. Working to develop Vision - understanding and sharing our mission
  8. Maintain Confidentiality
  9. Being strategic and forward thinking to address future needs
  10. Being Professional
  11. Functioning with excellence
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