

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

**March 9, 2023 – via Zoom**

This is a recap of the February Rosedale Master Homeowner's Association Board meeting, held Thursday, March 9, 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 Ingraffia at 2:04 PM. Notice was posted in accordance with Florida State Statute F-720. Including board members and Resource Property Management, 32 people were in attendance.

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

**Approval of BoD Meeting Minutes February 9, 2023:** Fred made a motion to approve the February 9, 2023 minutes. Sigrid seconded the motion. All in favor; motion carried.

### **President's Report – given by Peter Ingraffia:**

Rosedale's annual meeting is scheduled for March 13, 2023 at 6:00 PM at Bayside Community Church located at 15800 State Road 64, Bradenton, FL. This is the same location as the 2022 annual meeting.

- Meeting will start at 6:00 PM, with registration beginning at 5:30 PM. Attendees need to register in order to ensure we have a quorum. If a quorum is not met – through those attending and proxy votes – the meeting can not be held.
- While everyone will know their home address, it is requested that homeowners attending also know their lot number.
- There are four ways to vote. Early voting can be done by mail-in via regular mail; hand deliver your vote at the RPM office, or use the ballot boxes. Secure ballot boxes are located at both gatehouses for resident's convenience to drop off ballots. Both candidate ballots and proxy/CC&R change ballots may be dropped off. You may also hand in your ballot to RPM at the annual meeting when you register. All ballots must be collected before meeting begins.
- Annual meeting will also be streamed for those unable to attend. Unlike a Zoom meeting streaming will allow viewers to see and hear the meeting clearly. Details of how to access the meeting will be forthcoming.

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

Bob reported total assets of \$3.468.7M, with \$1.375M in reserves, \$1,908.2M in operating cash, and \$185.5K in other assets, of which \$168.6K are delinquent fees, \$14.9K is due from an

Aquagenix double payment (RPM has agreed to cover – original amount was \$35.6K; RPM has made payments totaling \$20.7K 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 March.

*(Note: Bob had to leave the meeting after his report and was unable to return, so rest of meeting was held with the remaining 6 board members.)*

### **Committee Reports:**

#### **Cable Committee – Steve Pomposi reporting:**

The committee and the board are continuing to work with our Hotwire provider in efforts to reduce the number of system-wide outages experienced and improve the Customer Service experience. During February, the committee and Peter met with the CEO of Hotwire, Kristin Johnson and her senior leadership team inclusive of Operations, Customer Support, Engineering and Construction. Hotwire outlined their plan of action to address our concerns in three major areas:

1. Infrastructure fortification including the build-out of a new primary fiber path to service Rosedale. Current primary path is being maintained by a third-party. Upon completion, the new line will become the primary line with the third-party line demoted to a secondary circuit to provide redundancy of data transmission to Rosedale. This primary line is expected to be completed by the end of March. Additionally, the county permitting process is completed and Hotwire has begun construction of their permanent equipment center, known as the “Headend” facility. Facility is expected to be completed by the end of April.
2. Fision TV+ software improvements are being developed to address several lingering problems affecting our community. These include an “audio out of sync” condition, “video buffering” and “black/green screen” conditions that result in a requirement to recycle power to the set up box. It is expected that Hotwire will address these issues within the next 30-60 days with software updates to our equipment or their platform.
3. Call Center Improvements centered around additional staffing and training. In addition, Hotwire is communicating via text messages to registered customers when significant issues do occur to improve customer wait times.

Given the criticality of the improvements being worked on, Hotwire has committed to providing registered Rosedale customers with weekly updates for the foreseeable future. The committee will continue to closely monitor progress on these plans.

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

Tom stated that work on the monument refurbishment at the SR70 entrance had begun last week, but there is an issue with the color on the signage. Color is more “yellow” than the “gold” that

was planned. Color was supposed to mirror the logo image the clubhouse was using for their signage. A group of residents met with Tom and Mary Willett of the landscape committee to look at paint samples to arrive at the proper color. Tom will work with contractor to get sign color changed as well as ensure color is correct for the 44<sup>th</sup> Ave. monument.

The following street sign options were assessed based on resident inquiries and comments:

- Northbound 51<sup>st</sup> Ter E. at Malachite: The current sign (Pedestrian Crossing) at this curved, limited visibility, three-way intersection was damaged by Ian. Options are to replace it as is, or replace with a Stop sign instead. After consulting with the local HOA, committee is recommending a stop sign. As contractor is replacing this sign and post, it has already been paid for. However, there may be a slight charge for an additional sign Tom requested along with approval for the stop sign a maximum of an additional \$200 to pay for any additional charges for this placement. Chuck moved to accept the recommendation. Fred seconded. All in favor; motion carried
- 96 St E. at 53<sup>rd</sup> Dr E.: There is a Stop sign on 53<sup>rd</sup> and on Northbound 96<sup>th</sup> St. but no stop sign on Southbound 96<sup>th</sup> St at this three-way intersection. The need for the Northbound stop sign on 96<sup>th</sup> St was questioned. As this is a high visibility intersection, the committee is recommending to remove the Northbound Stop sign on 96<sup>th</sup>, as well as a maximum of \$500 to pay for removal of the signpost. Fred moved to accept the recommendation. Jim seconded. All in favor; motion carried. Ed asked if the sign could be used for the 51<sup>st</sup> Terrace E and Malachite location noted earlier. Tom responded that sign and post were of a different type than needed at that location. However, post would be kept for potential replacement of a damaged post if needed.
- 88<sup>th</sup> St E at 52<sup>nd</sup> Ave E– There are currently 3 stop signs on all approaches to this three-way intersection. The need for Stop signs on the two 88<sup>th</sup> St. arms of this intersection was questioned. After discussions with area residents and committee members, the committee recommends maintaining all three stop signs at this intersection due to poor visibility (esp. from northbound 88<sup>th</sup> St) and high pedestrian traffic at this 3 way intersection. Board agreed, and no further action needs to be taken.

The 811 service still had not marked the areas needed from last month's meeting, so the contractor hand-dug the areas to deal with the soil depressions. The two areas – both sewer inlets - at 5208 88<sup>th</sup> St. E. and at 5023 96<sup>th</sup> St. E. have been repaired by the contractor.

Cape Coral, our power washing contractor, has responded well to the committee concerns and finished up cleaning areas in the Links. They are now cleaning curbs and sidewalks in the Highlands area. In addition, Cape Coral cleaned all 6 neighborhood monuments with just 24-hour notice to support the Landscape Committee's work in refreshing these monument beds.

Committee has undertaken a very comprehensive site survey/assessment of all sidewalks and curbs in Rosedale, recording both linear and square foot of all sidewalks and curb measurements by neighborhood and for both entrances. This will put committee in a much better position to

negotiate future cleaning contracts but will also aid in other projects such as sidewalk and curb repair.

Extensive site visits were conducted with 2 vendors for the major painting project (metal fencing, pillars, sign/mailbox posts and two walls). Bids for this complex project are pending.

Several downed signs/signposts were finally removed and disposed of.

#### **ARC Committee – Peter Ingraffia reporting:**

Peter stated that 18 requests had been reviewed in February, up slightly from the 17 requests in January. Only one item remains on the under-review list.

Peter stated that any home improvement requests in the area of the eagle's nest could not be approved until the eaglets have left the nest.

Peter also stated that the committee has been working with Hotwire on their ARC request for the Headend to ensure it would blend in with the surrounding homes and final approval has been given.

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

Cheryl reported that Brightview was almost finished with the refurbishing of the SR70 entrance and the 4-corners intersection. Some irrigation work still needs to be completed, then final plantings will be made.

Cheryl had one funding request for palm tree trimming throughout the community, excluding the area around the eagle's nest (which will be later when the eaglets leave the nest) and the soccer wall. Brown's Tree service will do the work. A detailed list of all common areas with numbers and types of palms to be trimmed was provided. Upon review and comments from Dave Kuchinski, it was determined that there were several areas on the list that were berm areas that had been turned over to homeowners, as well as a question about an area at the end of 88<sup>th</sup> St. E if it was our common area or the golf courses. Cheryl stated she would review the list, removing any areas that fell in homeowners' responsibility, but also noted that the bid did not include the trees in the lift station area on Doon Valley. With the small puts and takes to amend work required, Cheryl stated that the total bill would not vary much from what was already quoted. Cheryl requested the board approve up to \$11,000, based on the received bid, to do this tree trimming work and get on the contractor's schedule. Jim moved to accept the proposal. Sigrid seconded. All in favor; motion carried.

Chuck commented on the level of detail Brown had supplied in their bid and recommended it be kept close at hand for any future needs of number of palms by areas.

Carole Kakos of Sweetbriar asked Cheryl for a list of the Washingtonians in the cul-de-sac in her area so her HOA could determine which ones were the responsibility of the master and which ones were in her local HOA. Cheryl will work with Carole.

Ed commented that the street area was difficult to see at night as one crossed SR70 into Rosedale. He wondered if reflectors could be installed to make lanes more visible. Chuck stated that this was a roads responsibility and he would follow up with the committee.

**Storm Water Management Committee – Gary Schaefer reporting:**

Gary requested the board approve \$60,000 for J.R. Evans Civil and Water Resource Engineering to perform a survey, model study and evaluation of proposed improvements and preliminary cost estimates for the Legacy portion of Rosedale south of 52<sup>nd</sup> Avenue, with special focus on 88<sup>th</sup> Street Flooding Mitigation (ponds 9 and 10). This would be a reserve expense. This next phase is a preliminary engineering study to evaluate alternative solutions in detail. Subsequent phases for board review will be final engineering and construction documents for bidding once the board selects a preferred alternative. A detailed overview of the work to be done is in the storm water committee report found on the website. Sigrid moved to approve the expenditure. Jim seconded. All in favor; motion carried.

Chuck commented that the work proposal Evans had submitted was very detailed, and he complimented committee on getting a firm that could finally address this issue. Jim agreed, stating that the flooding on 88<sup>th</sup> St. now was an annual event and it appeared as if the efforts the committee and Evans were undertaking could lead to a viable solution. Chuck asked if committee was keeping the golf course apprised of this project, as this may impact ponds that are used for irrigation. Gary confirmed that golf course was aware.

J.R. Evans will continue to work on the other projects assigned to them: Pond 5 in the links, Pond 10 in the Legacy section, and Eastwood Park.

The Manatee County 2022 \$10,000 grant for Green Area Invasives Removal has supposedly been made. Gary asked RPM to confirm when they received the check. Now that the 2022 grant has been paid, the 2023 grant application that has been submitted can be considered.

Crosscreek completed littoral planting in Pond 19 in the Legacy section and Ponds 22 and 23 in the Highlands in late February. Elimination of spike rush from the south end of Pond 9 in the Links will be done by Admiral, the company that does regular maintenance on the ponds.

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

John reported that a trail camera had been purchased and set up with the radar to monitor anyone who attempts to disable or damage the speed control system, as has been done in the past. No such attempts were made in February.

The damage to the 44<sup>th</sup> Ave resident arm gate that was caused by a delivery box truck tailgating a resident through the gate has been repaired. Committee was able to secure license plate and owner of the truck and contacted the sheriff's department. However, they discovered all that could be done was file a report as an "accident" with possibility of filing a claim against the community insurance carrier. Information has been given to RPM for follow-up. Repair cost was \$704.

The computer at the 44<sup>th</sup> Ave. gate house was damaged and needs replaced. Cost is \$3,500 and has been ordered. Since the computer contains the proprietary Dwellinglive software, it needs to be replaced by Frontsteps and installed by New IQ.

On February 28<sup>th</sup>, committee was alerted that a group of solicitors from a roofing company were canvassing in the Highlands area. This was the same group that were soliciting in our area in November and are being investigated by the Florida Insurance Fraud Commission. At that time, the solicitors were escorted from the community and warned that we forbid solicitation. This same group entered again on February 28<sup>th</sup>. They were asked to leave, but did not. The Sheriff department was called, but by the time they arrived, the solicitors had left the community. Sheriff's officers suggested writing a letter to company and advise them if they enter again under any circumstances it would be considered trespassing. John recommends letter come from the board or our legal counsel. Peter will work with John on details and with our legal counsel to get this done. John also recommended that this company, Apex Roofing, be listed as an unapproved vendor for any new ARC requests for roofs to further protect residents. We cannot stop them from servicing any existing clients but can possibly limit any potential disservice to others.

The committee submitted a list of 17 incidences of speeding in the month of February to the compliance committee for review, and compliance committee will present during their report. Of those recorded, 11 were residents and 6 were guests of residents. The 6 guests have entered Rosedale many times before, with the fewest entries being 11 times and the most being 654 times, so these guests should be well aware of our speed limits.

Also, 4 golfers were recorded as speeding and information was given to club manager Stuart Cobb. 9 vendors were caught speeding, all of which were contacted by the access committee. 3 received a 15-day suspension of their entry privileges. One Instacart delivery person was suspended from entering for 30 days.

Based on the reduction in speeding, the access committee recommended the board make the following changes to the speed enforcement program:

Homeowners and Tenants:

- Based on individual car license plate, a fine will be levied for each violation as follows regardless of frequency in any month. Notices and fines will be sent to homeowners following our standard compliance violation process.
  - Up to and including 35 mph                    =\$ 25 (Reduced from \$50)
  - 36 mph and over                                =\$100
  - 45 mph and over                                =\$200
- Homeowners will be levied fines for any tenant speeding activity per the above tiered fining process.

Guests:

- Guests entering Rosedale for the first time and found speeding under 35 MPH will receive a warning. Warning will go to the homeowner.

- Guests entering Rosedale for the first time and found speeding over 35 MPH will receive a \$25 fine, billed to the homeowner.
- After the initial/first visit to Rosedale, any guest found speeding will be fined \$25 per occurrence, billed to the homeowner. (Reduced from \$50)

They also recommend these changes be retroactive to February 1<sup>st</sup> to co-inside with the new speed program. The committee believes these changes show that the committee and members of the board are listening to the input of the community while still providing efforts to control the most aggressive speeders.

Ed moved to accept proposal. Jim seconded. After discussion, all in favor and motion carried.

There was much discussion on this subject. Ed agreed with fining structure as he felt it more closely aligned with Florida statutes for speed fines. He also agreed it responds to the concerns expressed by the community. Chuck stated that he agreed with the overall concept but felt we needed to get more community input to ensure we captured any other potential changes that needed made. There was also much discussion on guests and warnings and timing of such warnings. It was agreed that warnings for first time guests entering was reasonable; however, after the first visit, guests should be well aware of Rosedale's speed limits. Peter opened the floor to several residents who had views on this topic.

Steve Rennie stated he was happy to see resident fines reduced for the lower speed brackets, and first-time guests getting a warning while rest of guest fines being reduced to \$25. He felt changes made would address the majority of concerns residents had. He felt we should be also fining golf guests. Peter stated that we were letting Stuart handle his golf members, and from data John had supplied, it appeared as if his efforts were working. He also stated that, unfortunately, it was very probable that many of the golf speeders were, in fact, just one-time golfers in Rosedale. While not dismissing, it will continue to be a topic we discuss with Stuart to continue improvement. Steve then recommended that the board not roll out any stop sign violation program. Chuck reiterated that the board had not and was not considering any such stop sign program. The access committee had provided some data that they had collected several months ago. At that time, the board stated, while they agreed we needed to keep this as an area of potential concern, we also needed a lot more data to make any decision and wanted the speed enforcement program to take priority.

Rich Toscano agreed that changes made would be a beneficial. He also reiterated an idea he had presented at the candidate forum, whereas a violation would be waived if a subsequent length of time where no further incidences were recorded. Board elected to table this idea at the time and stay with proposal on the table.

John finished his report with an update on the Allied Security. Committee is attempting to meet with Allied to discuss employee work ethic and overall appearance. They also want to address the gatehouse themselves – overall conditions and equipment. Interior condition of gatehouses needs updated, including lighting and AC units, and equipment needs updated. Chuck stated new cleaning contractor should help some of the issues, but the roads committee is working on

potential updates to the interiors. This issue will be discussed in further detail in the coming months.

**Communications Committee – Ed Mazer reporting:**

There was nothing new to report.

**Lighting Committee – Chuck Allen reporting:**

Landscape lighting taken down for the landscape update at 87<sup>th</sup> St. E and 54<sup>th</sup> Ave E 4-way stop area at the SR70 entrance, as well as lighting on the monuments of Westbury Lakes and Sweetbriar Court has been restored after landscape work was completed. Per suggestions from residents, the stop signs at the 4-way intersection are all now lit up for better visibility at night.

Lighting at the SR70 monument area has also been updated now that the new trees have been planted and landscaping has been completed.

Estimates have been received for the lighting along the 87<sup>th</sup> St. E runway as well as the Highlands circle but have not been reviewed. Will try to have recommendation for April meeting.

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

There was nothing new to report.

**Compliance Committee – Fred Booth reporting:**

Compliance committee reviewed speed violation list from the access committee and recommended that the 17 speeding incidences in February be assessed at the new rates as just approved by the Board. As proposal was retroactive, everyone agreed. The 11 residents will be fined according to the speed bracket they were in. The 6 guests were all frequent visitors, with 11 to 654 entries into Rosedale – none were first-time visitors. Per the new schedule, they will be fined at \$25, with fine billed to the homeowner.

As of March 7<sup>th</sup>, there are now a total of 205 outstanding violations. 13 look to be resolved shortly and will be coming off the list. Of the group remaining, 101 are first-time speed offenses and 40 are second-time speed offenses. The rest of the violations comprise other areas such as trimming palms, screening AC equipment, repairing garage and post lights and cleaning roofs. Susanne Lee and Ruth Plant have worked to clean up the OneSource Violation List and are working to make it more manageable.

Based on feedback from the arborist who claims April is the best time to trim palm trees, committee is extending time for getting this done by residents until April 30, 2023.

**Parks Committee – Jackie Meehan reporting:**

This is the first report from the newly formed committee approved by the board in January. Committee will tour all parks monthly to be sure there are no problems. The committee has taken inventory of the two parks currently in existence - the Eastwood Park and Paw Prints Dog Park - noting benches, tables and recently placed pet eliminator stations. Committee has toured



some of the Legacy and Highlands areas to become familiar with open spaces for potential park benches, etc.

The Doody Calls pet waste service is up and running and performing perfectly.

Committee would like to nominate Polly Eilers to the parks committee. Polly will be focusing on the dog park, which she has been doing already for the past two years! Jim moved to approve Polly to the committee. Peter seconded. All in favor; motion carried.

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

### **New Business:**

Most of the new business topics were covered during the committee reports (speed monitoring status, flood control proposal and tree trimming). Those not covered are listed here:

1. Gatehouse Cleaning Services: our current vendor is charging us \$500/month for a once per month cleaning. The gate houses need cleaned more often than that. New service is Cleaning Butler who will clean both gatehouses once per week for \$434/month. Peter will sign contract and new service can begin next week. This will result in a small savings to the budget overall for the year, but more importantly, a much better cleaning regiment.
2. Hedge Replacement: this subject was removed from the agenda, as landscaping stated that the proposal was not accurate. David Kuchinski, who has been working with the landscape committee and had seen the proposal, questioned the individual plant costs quoted. Cheryl Smith agreed and will follow up with contractor as they refine the proposal. Landscape should have final proposal for April's board meeting.

Chuck added one additional topic not on the agenda – more as an FYI. Several residents had commented on social media about recent mosquito spraying and wondering why the community was not notified. Chuck inquired with the county and found that he could be added to a mailing list that would notify him when any spraying would be done – both arial and ground spraying. The only down-side is notification would not come until late in the afternoon the day the spraying would be done, as schedule was driven by weather conditions and equipment availability. Therefore, notice could be very short! Chuck will work with Ed and the communications team to develop a process for getting these notices out quickly when they are received.

Before Peter turned the meeting over to resident's questions, he noted that this would be the last board meeting for Jim Lamy and thanked him for his commitment and dedication to the community.

With all business covered, Peter opened the meeting to any resident's questions. There were no additional comments other than those made during the business meeting.

With no more resident comments and all agenda items covered, Jim moved to adjourn the meeting. Sigrid seconded. All in favor; motion passed. Meeting adjourned at 4:14 PM.