

**Rosedale Master Homeowners Association Annual Membership Meeting Minutes  
March 18, 2024**

The Annual Meeting of the Rosedale Master Association was held on Monday, March 18, 2024, at 6:00 pm at Bayside Community Church. The meeting was also broadcasted via link that residents could view the meeting.

With a quorum of the membership present in person or by proxy, meeting was called to order by President Peter Ingraffia at 6:06 pm. Notice was posted in accordance with Florida State Statute 720.

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

Peter announced the names of the volunteers counting the ballots and thanked them for their assistance. Those counting ballots were: Martha Taylor, Don Taylor, Jim Lamy, Terry Bennett, John Pritchard, Genie Pritchard, Ron Schwartzman, Mike Zinn, and Paul Dain.

In an effort to allow additional discussion on the CC&R changes to enable those yet undecided an opportunity to gain information, the first item on the agenda was resident discussion of the proposed CC&R changes. No comments or questions were raised. Peter asked anyone that was holding their CC&R ballots to turn them in to be counted.

Peter again certified we had a quorum and did official roll call of the board members. Peter acknowledged the presence of Deb Reinhardt, CEO of Resource Property Management (RPM) as parliamentarian for our meeting, and Dot Thomas, President and CAO of RPM assisting with the ballot counting process.

Both the 2022 Annual Meeting minutes and the 2023 Annual Meeting minutes needed to be approved. Scott Boyd moved to approve both the 2022 and 2023 Annual Meeting minutes. Susan Hetzler seconded. All in favor; motion carried.

**Treasurer's Report:** Bob Eisenbeis gave the report. Bob reported \$3,500,474 in total assets, with \$1,485,191 in reserves and \$1,803,947 in operating cash. Bob stated that our reserves and operating cash were in a Morgan Stanley insured saving and investment account currently earning 5%. We are slightly under budget for 2024 at this time.

No formal committee reports were given at this annual meeting, as the monthly board meeting was held just 4 days prior to the annual meeting, and all committees had provided updates at that time. Peter acknowledged all the time and effort the committee volunteers put into making Rosedale function as well as it does while provide great cost savings to the residents.

**Unfinished Business:** None.

Chuck Allen presented an overview of the 44<sup>th</sup> Ave. extension project and the impact on the northern border of our community. He showed pictures of the excavation work to date, diagrams showing the projected path of the avenue and the walls currently in place, and areas where additional walls and security measures were being evaluated. He state planned completion on the 44<sup>th</sup> Ave project is slated for mid-to-the end of 2025; however, it may run longer than that. However, he stated that the roads

and landscape committees were working closely with the Lena Road and 44<sup>th</sup> Ave Extension committee to ensure security work would be completed before the roadway was open. Chuck stated that the roads committee has been planning for this potential wall for quite some time and funding has been earmarked in the reserves. However, the additional landscaping needs are not something that can be a reserve expense and will be needed to be budgeted in the coming year.

Chuck also acknowledged the work that Fred Booth and the committee has done with meeting Commissioners Ray Turner, George Kruse, and James Beardon regarding the safety concern of the intersection of our 44<sup>th</sup> Ave entrance and 44<sup>th</sup> Ave. At the time of the original proposal, no traffic signal or round-about was planned. Through meetings with the commissioners and the county planning board, and securing petition signatures from Rosedale residents and nearby business, the county has informed us that they are proposing a signal light to be placed at our intersection at the time the roadway opens. The committee will continue to monitor this situation to ensure it is in the county's upcoming budget.

**New Business:** There were no more committee reports, and the ballots had yet to be all counted, so floor was opened back up to those attending.

Dennis (did not get his last name) asked if anything was being done about sinking manhole covers on 97<sup>th</sup> St. Tom Tangney, who heads up the roads committee, provided a response. He stated that the sewer lines and covers were the responsibility of the county. Tom will notify them of the situation. Dennis asked how quickly this would be done. Tom responded that the county has been very responsive on past instances.

Mike Evers stated that he has lived in Rosedale for three and a half years, and when he purchased his home in the Links, he was informed that the 2015 CC&R documents were the governing documents. He asked if there was anything in our 2015 CC&R's concerning mandatory membership for the Links HOA's. Peter Ingraffia responded that no, there was no such language in our 2015 documents, but that language was in the 2012 documents. All of us learned in the recent judgement and summary that the 2012 documents still stood concerning any item not addressed in the 2015 update. Mike stated that he thought the whole purpose of the restated 2015 CC&R's was to replace the 2012 documents, and he asked then if there were any earlier dated CC&R's with language / conditions that we needed to be aware and concerned about. Brian Fischer stated that he agreed with Mike's comment about the restated CC&R's, but the judge did not. To the extent that a 2012 CC&R was not conflicted, it was still in effect now per the judge's ruling. Mike asked if there was any other documents he should be looking at concerning the governance of Rosedale. Brian stated he should also look at the Bylaw's and statutes.

Robin Gallo asked about the entrance sign colors and if consideration for a different color contrast was being considered. Chuck Allen responded that he was working with a representative of Sherwin Williams on a program that could give us a visual picture of different color patterns on the signs. These options will be shared with a group of residents for input, then a recommendation will be brought forth to the master board for decision. Robin asked about timing, and Chuck responded he planned on getting this done very soon.

Bill Moran was concerned about the new Vantaca system put in place by RPM. He stated that many items were not posted, and he referred directly to missing financial data, but recent and past years. He also stated that the CC&R information is not posted correctly. Overall, he felt conversion as a disaster and wondered what was being done about it. Deb Reinhardt, CEO of RPM, provided a response. She

acknowledged there have been issues with the technology conversion. She stated that everything in the old system (OneSource) had been imported, but the team has discovered that it all didn't import correctly. The team is working diligently to get go back, review and get this corrected. Deb stated that current financials are up to date, but team is reviewing for accuracy. We should see January and February data in the next several days. She stated RPM's old system was in fact two systems – a data system and an accounting system, and the two did not interact. That was not workable or practical, and new system integrates everything into one. The team is targeting having this corrected by the end of the month and everything up and running as it should be.

Paul Taylor, our dedicated property manager from RPM, was introduced and gave a brief overview of his responsibilities and the committees he interacted with.

Beverly Martin asked about finding contact information for Paul. Peter Ingrassia stated that Paul's contact information, as well as the contact information for all the board members, was on the Rosedale website. He stated that there were two systems for resident's to be aware of. The first is the new Vantaca system, which replaced OneSource, was RPM's system and the official site for our documents and resident contact information. The second is the Rosedale Homeowners website, which has all the pertinent information concerning living in Rosedale readily available, including contact information, ARC and legal documents, meeting recaps and minutes, and frequently asked questions, to name a few. Ed Mazer provided the website contact information: [rosedalehoa.com](http://rosedalehoa.com). He stated the website had a search capability enabling the user to type in a topic and all relevant items pertaining to that subject would show up for review. He reiterated that the Frequently Asked Questions portion of the website would answer many of the resident's questions. And for those not answered, residents could submit a question or need on the "Contact Us" link to be routed to the proper individual for a response.

Peter Ingrassia stated that those residents who did not get the electronic voting notice probably did not have the correct email within the RPM system. If anyone had an old Spectrum email that has been updated but not so in the RPM system, then any notices, including the electronic voting notice, would have gone to the wrong email address. He encouraged residents as they signed up in the new Vantaca system to ensure their email, phone numbers and other data was correct. The system will allow one to make corrections without having to contact RPM to do so.

Bill Moran asked if the new system could have two email addresses – both his and his wife's. It was confirmed that the new system could handle multiple email addresses.

Dot Thomas of RPM announced that ballots had been counted and provided the count to Peter Ingrassia. Peter announced the vote count in alphabetical order:

### **2024 Board of Director's Ballot Count**

Total # of Ballots Cast:	570
--------------------------	-----

Kevin "Chuck" Allen	425
Brian Fischer	321
Paul Green	128
Peter Ingrassia	439

As community was electing three members for the master board in 2024, new board members are Chuck Allen, Peter Ingraffia, and Brian Fischer.

Dot Thomas announced that 461 residents voted for the CC&R amendment changes, and we needed 308 in order make a quorum and for the votes to be valid. She announced that all CC&R recommendations passed. The following is the vote count for each amendment:

## 2024 CC&R Ballot Counts

Total of Voting Members:	461
Number of Voters needed to Pass Amendments:	308

#	Area / Description	Yes	No	Total All Votes
1	Article I, Section 15 and Article V, Sections 10 & 22 - No Mow Zone	403	48	451
2	Article V, Section 6 - Garbage Receptacle	396	58	454
3	Article V, Section 6 - Garbage Bags	372	81	453
4	Article V, Section 12 - Trees	392	60	452
5	Article V, Section 15 - Guest Parking	389	65	454
6	Article V, Section 15 - Car Covers	395	56	451
7	Article V, Section 15 - Car Repairs	407	47	454
8	Article V, Section 15 - Vehicle Nuisance	418	35	453
9	Article V, Section 15 - Oil Leaks	360	87	447
10	Article V, Section 15 - Parking Registration	386	63	449
11	Article V, Section 17 - For Sale Signs	413	35	448
12	Article V, Section 18 - Dog and Cat Registration	393	55	448
13	Article V, Section 29 - De Facto Tenancy	417	32	449
14	Article VI, Sections 3 & 6 - ARC	411	42	453
15	Article VIII, Section 7 - Mowing Fee	393	58	451
16	Approval to roll-over excess 2023 income into 2024 operating budget	441	13	454

Adjournment: Fred Booth made a motion to adjourn the annual meeting. Scott Boyd seconded. All in favor; motion carried. Meeting was adjourned at 7:06 pm.

Following the annual meeting, an organizational meeting was held to elect new board officers. Deb Reinhardt called the meeting to order at 7:11 pm and verified we had a quorum to conduct the meeting. Notice was posted in accordance with Florida State Statute 720.

Deb asked for nominations for the President's position. Ed Mazer nominated Peter Ingraffia. Brian Fischer seconded. All in favor; motion carried.

With a president elected, Deb turned the meeting over to Peter.

Peter asked for nominations for the Vice President's position. Ed Mazer nominated Sigrid Seymour. Rich Toscano seconded. All in favor; motion carried.

Peter asked for nominations for the Secretary's position. Brian Fischer nominated Chuck Allen. Rich Toscano seconded. All in favor; motion carried.

Peter asked for nominations for the Treasurer's position. Rich nominated Bob Eisenbeis. Peter seconded. All in favor; motion carried.

Peter announced the next master board meeting would be held April 11, 2024.

Bill Moran asked if the board would consider in-person meetings in the future. He felt in-person offered more interaction and discussion than on-line Zoom meeting.

Adjournment: Brian Fischer made a motion to adjourn the meeting. Sigrid Seymour seconded. All in favor; motion carried. Meeting was adjourned at 7:18 pm.

\_\_\_\_\_  
**Chuck Allen, Secretary**

**Date:** \_\_\_\_\_