

Recap of the Rosedale Master Homeowner's Association Board

July 12, 2023 – via Zoom

This is a recap of the June Rosedale Master Homeowner's Association Board meeting, held Wednesday, July 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 President Peter Ingrassia at 6:05 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 Ingrassia, Vice-President – Sigrid Seymour, Secretary – Chuck Allen, Treasurer – Bob Eisenbeis, Directors Ed Mazer, Rich Toscano and Brian Fischer.

Approval of BoD Meeting Minutes June 14, 2023: Sigrid made a motion to approve the June 14, 2023 minutes. Rich seconded the motion. All in favor; motion carried.

President's Report – given by Peter Ingrassia:

1. The Master Association has now been officially served with the Links CH6 lawsuit. We have been named as a nominal or indispensable party. The Board has a meeting scheduled next week with the Association's counsel to determine appropriate next steps. As Rich Toscano is a president of one of the local Links HOAs, he has agreed to recuse himself from Board discussions and decisions regarding this matter.
2. This is the second evening board meeting. Board will look at attendance and determine status / timing of future meetings.
3. John Sasa and George Keys have asked to leave the Access Committee effective the end of the month. Peter thanked them for their personal time given to the community to get our Access Committee where it is. We would not have the success we have with our access and security, especially our speed enforcement program, without their efforts. Peter stated that this provides us an opportunity to review the functions and structure of the committee and determine what's best going forward.
4. Peter, Brian, and Ed had a call with Chuck Stauffer, EVP for Hotwire to better understand their future initiatives and talk through the recent outages. We learned the outages were the result of a bad electrical panel at the temporary trailer which impacted a couple pieces of their equipment. This has now been fixed. We also learned some very good news in that Hotwire will move our service from the temporary trailer to the permanent hut beginning next week. Hotwire will make the cutover over-night, likely mid-week, and as a result, service will be down for some period in the overnight hours. Hotwire will send a communication to all customers by end of the week with the schedule and information relative to any mitigation needs. For example, the account

manager and technicians will be on-site should any resident require assistance. More to come on this from Hotwire directly.

Treasurer's Report – Bob Eisenbeis:

Bob reported total assets of \$2,810.2M, with \$1,272.3M in reserves, \$1,449.1M in operating cash, and \$88.8K in other assets, of which \$83.9K are delinquent fees, \$2.9K is due from an Aquagenix double payment (RPM has agreed to cover – original amount was \$35.6K; RPM has made payments totaling \$29.7K 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. However, we have not received an invoice from Teal, so most likely this will change slightly. Exact details can be found on the Rosedale homeowner's website under the Governance tab, Committee Reports for July.

Bob noted that the \$1.8 due from a legal collection is not going to happen and should be written off as bad-debt. Rich moved to approve as such. Chuck seconded. All in favor; motion carried.

Committee Reports:

As the cable committee had been disbanded last month and transitioned to a Business-as-Usual model, there was no formal cable report. Monthly updates will be handled in the President's Report.

Roads Committee – Tom Tangney reporting:

Tom recommended board approve contractual third-quarter payment of \$10,250 to Cape Coral. Q3 cleaning schedule has been established, with work being focused on the Baltry Court wall, the SR70 entrance and gatehouse area, and various street / sidewalk areas throughout Rosedale. Chuck moved to approve payment. Peter seconded. All in favor; motion carried.

The neighborhood painting project continues. Most recently, painting of street signs and mailbox posts has begun at the 87th St. and 54th Ave. E intersection, moving into Bloomfield Park and up 88th St. E. 52nd Drive E and 52 Ave. E are completed, along with Clubview Crossings (51st Ter E), Waterbridge Run (88th St. E) and Victoria Court (49th Ter E), and continue into the rest of the areas. The ironwork at the SR70 entrance has also been painted; it is expected that the pillars will be completed shortly, then crew will move to the Links entrance and walls. Ian damaged column caps at the 44th Ave entrance were also replaced and painted.

Documentation of concrete repairs continues, with about ½ of the sidewalks in Rosedale surveyed. Committee has identified 3 potential vendors to bid on the project once final numbers / locations are secured.

Rich asked why master had responsibility of the mailboxes and why individual homeowners were not responsible for their repair. Chuck responded that he believed the previous board had

delegated maintenance and repair of all mailboxes by the master and committee was following that directive.

A few damaged posts and signs have been replaced in the Links. Company informs us they will continue to install as supplies come in. Committee continues to monitor situation, as they realize this is frustrating to area residents. It should also be noted that vendor will remove broken posts and post bases as they do replacements. As note last month, due to the long delay in securing materials and scheduling the work, we are withholding any payments until all work is completed.

ARC Committee – Peter Ingraffia reporting:

Peter stated that 32 requests had been reviewed in June up slightly from the 28 requests in May. Only two items remain on the under-review list, and those just need additional information from the homeowner.

Landscape Committee – Cheryl Smith reporting:

Cheryl had two funding requests:

- Trimming of palm trees in various areas, such as on the Highlands soccer wall, in Victoria Court Island, Clubview Crossing islands and the Tobermory island. Also, tree removal of dead trees along 87th St, and removal of 5 diseased palm trees. All work will be done by Brown’s Tree Service. Trimming cost is \$11,005 and tree removal cost is \$4,030, for a total of \$15,035. All work is within budget. Sigrid moved to approve expenditure. Peter seconded. All in favor; motion carried.
- Annual replacements for the SR70 entrance planters. Cost is \$95.51 which will be paid to Cheryl as work has been done. Chuck moved to approve expenditure. Ed seconded. All in favor; motion carried.

Cheryl noted that the hedge replacement project along the cart path at the end of 88th St. E was completed. She also noted that residents may notice some of the annuals may look a bit tough. Lack of summer rains has been hard on annuals this year. She also noted bare areas around the 44th Ave. monument where annuals were normally placed. As noted earlier, entrance monument is being rebuilt, and county is requiring us to move monument back 10’ due to 44th Ave. construction project. Once new monument is in place, annuals and other plantings will be updated.

Chuck Allen provided an irrigation update:

- Boring underneath the SR70 entrance to the monument area has been completed and new lines run to the island (previously broken when new road was put in). This eliminates 200’ of wire 2 valves and 2 remote noids. All irrigation in this area is now on a clock timer.
- Boring project at Malachite and Baltry Court to get electric to these irrigation areas is complete and waiting for permit process to allow Peace River to install meters.

Storm Water Management Committee – Gary Schaefer reporting:

Gary reported he expects final report on the 88th St. flooding project from JR Evans in early August. Storm water committee will review with JR Evans then bring recommendations to the board for consideration. While not the key focus at this stage, he will also review progress and timeline on the dry pond #5 in the Links and Eastwood Park projects.

The Manatee County Invasive Removal Grant has been filed with the county and awaiting approval. In order to receive the \$10,000 grant, community must do \$20,000 worth of invasive removals. Committee is working on identifying areas to focus on per recommendations from the consultant, Passarella. While grant money cannot be used for maintenance programs of invasives, committee has asked Passarella to develop a recommendation for areas and timing to keep invasives under control.

Pond repairs that were done to pond #19 also caused damage to homeowner's side yard. Homeowner had repairs done at a cost of \$2,600. Sigrid moved to approve payment to the homeowner for said repair work. Chuck seconded. All in favor; motion carried.

Community Access Committee – Rich Toscano reporting:

Rich reported 31 speeding instances in June, which were given to the Compliance committee for review. All vendors that were identified as speeding were contacted and notified of the incident, and a list of golfers and club guests was sent to Stuart Cobb to address. Stuart had replied that he would be reinforcing this, as they had several new employees. Bob asked Rich to work closely with Stuart to get the names of employees no longer working so they could be removed from the DwellingLive system.

As required, the camera was sent out for re-calibration and testing in June. The certification was done at a licensed testing facility.

Rich, John Sasa and George Keys are meeting with Envera Thursday, July 13th to review a plan for modified installation to satisfy current needs.

The new Allied Security contract was reviewed with agreed upon price increases for remainder of 2023 and 2024. This has been factored into the budget.

It was reported that the security arm at the visitor's gate at the 44th Ave entrance has been broken. Vendor has been contacted for repair.

Communications Committee: Ed Mazer reporting:

Ed reported that the committee had responded to 17 inquiries through Contact Us and 27 emails directed to the website. Committee continues to support community by updating emails in the database, conducting surveys for committees, and sending out informational notices via email to all Rosedale residents. If you are not receiving the *What's Happening in Rosedale* emails, please contact the committee to ensure your email address is properly logged.

Lighting Committee – Chuck Allen reporting:

The lighting projects along the 87th St. E runway as well as the Highlands circle has been completed. Final adjustments and trimming is underway.

The lights on the SR70 monument entrance have been replaced, as old lights had burned out. Committee continues to look at these lights to ensure they are lighting the sign adequately.

The contract for holiday lighting has been received. Trimmer's Holiday, whom Rosedale has used for the last 10 years, is taking a price increase this year (first since 2018). However, they are also offering discounts if clients agree to multi-year agreements: 10% discount for 3 years and 15% for a 5-year commitment. As committee has been pleased with past service from Trimmers, committee is recommending the 5-year commitment to maximize discount and be able to plan better in the coming years. Board agreed with recommendation; however, they asked that additional discussion be had with the vendor to ascertain what is anticipated for future year increases and if a maximum price increase could be negotiated in the contract. Chuck will review with vendor and bring back proposal for August meeting.

Community Standards and Practices – Ed Mazer reporting:

A survey has been sent to all Rosedale residents requesting their input on their understanding of the current CC&R's, ease of accessing the CC&R's, and any recommendations for updates or changes to the existing CC&R's. Committee will be reviewing and communicating results to the board and the community.

Compliance Committee – Fred Booth reporting:

Compliance committee reviewed speed violation list from the access committee and recommended that identified June speeders be fined at the new guidelines. 28 individuals were found to be speeding 35 MPH or less and will be fined \$25 per occurrence, while 3 individuals were found to be speeding in the 36-44 MPH range and will be fined \$100 per occurrence. Peter moved to waive the reading of the names of the speed violators and to approve the committee's recommendation for the fines. Rich seconded. All in favor; motion carried. While individual names were not announced at the meeting, a list of the addresses of the offenders will be published in the official meeting minutes. Notification letters will be sent to these individuals by RPM Friday, July 14th and Monday, July 17th, with details as to the infraction, fine, and information concerning a hearing should they wish.

Fred reported that the hearing committee met as scheduled. No owners who had a fine appeared in-person to contest the violation. One owner sent in a written statement, and committee affirmed the fine.

Fred asked if there was a report that recapped status of fine payments and identified payments not made. Bob stated that RPM has a process in place for all fines. While non-payment of maintenance fees can be assessed as a lien against the property, fines were not. If delinquent, it would be a board decision whether to forward to attorney for collection.

As noted last month, individual who had refused to properly screen their pool equipment and cage as our CC&R's require has now submitted an ARC request for approval for such landscaping. No further action is needed at this time, other than to ensure actual plans are implemented.

44th Ave. and Lena Road Project Committee: Fred Booth reporting:

With the resignation of District 5 Commissioner Vanessa Baugh, Rosedale is without a representative until the governor appoints a new one. Once that is done, the committee plans on meeting with them personally to express the community's concerns. In the meantime, committee will keep in contact with the public works personnel involved in the Lena Road and 44th Ave extension plans. To that point, the 2024 county budget has already been approved, and a traffic light at 44th Ave. is not included in that budget. The 2025 budget is normally completed in the spring of 2024, so committee will be looking to get that included in the 2025 budget. The intent is to get assistance from the RCC, combine forces and work up a time-line for things that need done by the end of the year.

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. Brian provided an update on the insurance review. He expects quotes this week. Brian also met with RCC members discussing potential opportunities to work together and bundle policies with a single agent/company to get better overall rates.
2. Sigrid provided an update on RPM and the property manager. Sigrid, Rich, and Chuck have interviewed a good candidate and will be having a second interview Friday. Job description, scope of work and contract details are also being worked on. RPM has provided a guideline around previous recommendations supplied by the board, and team is working on finalizing.

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

An online question was asked about the 87th Street island in front of the gate house and if it belonged to the HOA. Caller asked if it was permissible for realtors to place For Sale or Open House signs on the island? Sigrid responded no; they were not permissible. Local Rosedale realtors have been very good about following the CC&R requirements for such signs. Unfortunately, outside realtors may not know of Rosedale's rules and regulations. Ed responded that there was a tab on our website for realtors to view such rules. We will try to do a better job of taking such signs down should they be placed there in the future.

Paul Green had several questions / comments:

- He asked with the disbandment of the cable committee, who was handling issues now? Peter responded that the committee had done its mission of implementing a new cable system, and now that that was completed, we were moving into a Business-as-Usual

model. Just as we did when we had Spectrum, there was no committee to handle issues, but everyone called Spectrum with problems. Residents should now deal directly with Hotwire. However, Peter will continue to be liaison with Hotwire and he and several board members will work with senior management on issues and review quarterly SLA's.

- Paul asked if the access committee had gotten three proposals for security issues, and wondered why we were settling on Envera? Rich responded that several companies had been considered. Allied claimed they could also do our security, but upon further evaluation, it was determined they would be out-sourcing it to a third party. A second company, Weiser Security, also out-sourced their services. Envera was found to be the most effective and efficient option, with a good track record and a one-stop-shop service opportunity. However, committee and board are still in the determining stage and no final recommendations or decisions have been made at this time.
- Paul suggested that gate attendants warn visitors and guests that our speed limit is 25 MPH to reducing speeding and prevent ticketing of guests.
- Paul inquired about the strip of land between the sidewalk and the street in the 5000 block of 88th St. E, as this area appears to be a dirt strip. Chuck responded that this area was in fact the golf courses, not Rosedale's. However, board has been working with golf course. Efforts have been undertaken to determine if irrigation is there (there is), and what the issue is with the irrigation running. It has been determined that the electrical lines have been cut. Efforts are underway to get this fixed, and the system then to be able to run regularly on a timer clock. Once this is completed, golf course intends to probably sod this area. However, it is useless to do so until proper irrigation can be secured. While this issue has been ongoing for quite some time, it is slowly being taken care of.

Another online question was asked about what the Master HOA is being sued for. Peter responded that the Links lawsuit is against CH6 and mandatory membership in the club. The master is being added as a nominal party to the Links lawsuit

Another online question was about mailbox in Waterbridge Way / 5E on 52nd Ave E having numbers that have faded or degraded to the point of not being able to be read. Chuck asked Joe Miller to forward contact information for this individual and he will respond and take care of.

Susan Hetzler had three questions:

- She asked about the sidewalk repair work and how it would be determined if panel needed to be ground or replaced? Tom responded that if a panel had a slight heave, then grinding was an option. However, most of these slightly raised panels were ground last year, so the remaining panels need replaced. Those that are raised or heaved are generally due to tree roots, and if so, the repair company will cut the roots to prevent that from happening again. As he reported, for those areas that have been surveyed so far, most of the panels are cracked rather than heaved.

- Susan asked about the dry pond #5 in the Links. She wondered when the area would be mowed again, as the pond was very much overgrown. Sigrid responded that this pond was part of an on-going maintenance program. Usually during this time of the year, it was too wet to mow. However, as it has been so dry, she would follow up with our landscape crew to get it mowed ASAP.
- Susan requested that the agenda and committee reports be released / posted prior to the meeting so residents could review prior to the meeting. Ed stated that the reports are posted on the Rosedale website for all residents to view; however, he suggested RPM include the agenda moving forward so it could be part of that packet. Chuck reiterated that the board needs to continue to push to get reports sooner and get them out for everyone's review prior to the board meetings.

Dave Kuchinski had two comments:

- He responded to Rich's comment about the master having responsibility for the mailboxes. Dave stated that he had lived here for 27 years and the master had taken care of the mailboxes and the sidewalks in all that time.
- Dave asked if the storm water committee was cleaning out Williams Creek, was CH6 involved in the project, as he claimed almost half of Williams Creek was on CH6 property. Sigrid responded that the committee had not spoken with CH6, as the identified area that was being recommended for cleaning was in the Links area around the Williams Creek bridge on Tobermory.

Another online comment was made stating that as someone that had a guest nabbed for speeding, it was not necessary to send out letters certified mail. They felt this was a waste of money.

Andrea Bull of RPM commented that the committee reports and agenda were posted to One Source, which is our official filing within RPM.

Rich Toscano complimented Peter and the board for allowing residents to speak without any timer. He felt the process the board was following was much improved and very beneficial to both the board members and the residents

With no more resident comments and all agenda items covered, Sigrid moved to adjourn the meeting. Rich seconded. All in favor; motion passed. Meeting adjourned at 8:23 PM.