

**Minutes of the Rosedale Master Homeowner's Association Board
April 14, 2022 – via Zoom**

The Rosedale Master Homeowner's Association Board meeting was held on Thursday, April 14, 2022, at 2:00 PM via Zoom.

With a quorum present, meeting was called to order by Peter Ingraffia at 2:01 PM. Notice was posted in accordance with Florida State Statute F-720.

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

Approval of BOD Meeting Minutes March 10, 2022: Ed Mazer made a motion to approve the minutes. Jim Lamy seconded the motion. All in favor; motion carried.

President's Report: Peter Ingraffia stated that all the amendments / changes to the CC&Rs have been filed with the county. Documents can be found on the Rosedale Homeowner's website as well as One Source. Some of new CC&Rs will require additional rules and regulations to be developed. This will be handled by the newly formed Community Standards and Practices committee, which will be discussed in more details during committee reports.

Treasurer's Report: Bob Eisenbeis gave the report.

Committee Reports:

Community Access Committee: John Sasa gave the report. Focus of discussion revolved around the committee's proposal to purchase a radar speed and camera system. Committee recommends purchase of 2 units to enable multiple placements around the neighborhoods as well as receive substantial discount for the purchase of 2 units. Current budget is not enough to cover the cost of a single camera system. However, board recognizes need to address the speeding problem. Board tasked committee to discuss payment options with the vendor, determine exact locations and hardware needed for installation, and bring fully prepared proposal to Board in May's meeting for discussion and decision.

Roads Committee – Tom Tangney gave the report. Tom proposed a multi-year contract with Cape Coral Power Washing. Annual fee is \$41,000, paid quarterly, and would include all power washing needs (sidewalks, gutters, walls, monuments, guard houses, etc.) based on annual schedule. Budgeted amount for 2022 is \$25,000. Chuck Allen made a motion that board approve a contract with Cape Coral based on 2022 budget of \$25,000 for remainder of 2022, and then continue in 2023 with Cape Coral at the \$41,000 annual rate, at which time funding can be properly budgeted for. Sigrid Seymour seconded. All in favor; motion carried.

Tom recommended installation and repair of three signs: a "stop ahead" sign will be placed on 87th St E as one approaches the intersection of 87th St E and 54th Ave E; replacing bent stop sign at 88th St. E and 52nd Ave E; and replacing a faded stop sign on 88th St. E. Estimated cost is \$3,000,

which is within budget. Jim Lamy moved that the board approve this project up to the estimated cost of \$3,000. Peter Ingrassia seconded. All in favor; motion carried.

(At this point of the meeting, Bob Eisenbeis had to leave. All subsequent approvals are for the remaining 6 Board Members present.)

Cable Committee – Jim Lamy gave the report. Jim stated that an area had been identified for the equipment hut that Hotwire would need to house all their equipment. Committee has also secured permission from homeowner to use his vacant lot on the NW corner of the Highlands circle as a staging area. Hotwire will take pictures of area prior to use and restore area to original condition once they are finished. Jim made a motion to add two new members for the cable committee – Steve Pomposi and Michael Axelrad. Chuck Allen seconded the motion. All in favor; motion carried.

ARC Committee: Peter Ingrassia gave the report. Peter stated that 49 requests had been reviewed in March, with all but 3 approved. Those 3 are under review. Committee has developed an ARC guideline that identifies various projects and outlines which are in need of an ARC and which do not. These documents will be posted on the Rosedale website by the end of the month. Board acknowledged the work the committee has done creating this document. New deposit requirements have also been developed and will be posted as well.

Landscape & Irrigation Committee: Cheryl Smith gave the report. Cheryl stated that trees along the wall in the Highlands and two trees at the bridge in North Bridge were removed due to the Ganoderma disease. Ligustrum trees at the SR70 entrance have also been removed due to a fungus. Bids for the restoration project at the SR70 entrance are coming in; committee expects to have final proposal for Board for May's meeting. Grading on the Baltry Court project, approved in March, has begun, with new irrigation installed followed by new sod. Expect project to be finished early May.

Stormwater Committee – Gary Schaefer gave the report. Gary asked for approval to apply to Manatee County for a \$10,000 grant for invasive vegetation removal in 2022. Jim Lamy moved to have committee move forward with the application. Fred Booth seconded. All in favor; motion carried. Board approved Gary reaching out to gain cost estimates for a Landscape Architect who can bring expertise to final plantings for the ponds. Board also approved Gary developing a Scope of Work proposal for the establishment and maintenance of the No Mow zones. Gary will draft project and get bids. Gary asked for approval to install additional piezometers by FGE in the common area near hole #9 to monitor ground water levels between Ponds 10 and 19. Fred Booth moved to approve installation and expenditure. Sigrid Seymour seconded. All in favor; motion carried.

Communications Committee: Ed Mazer gave the report. Ed made a motion to add Jim Masters as a new Committee member. Chuck Allen seconded the motion. All in favor; motion carried.

Community Standards and Practices: Jim Lamy gave the report. This is a new committee, replacing the Transition and Legal Committee, whose purpose has been served. The focus of the committee will be to identify and address steps that can be taken to clarify, modify, enhance or

otherwise improve the governing documents and other supporting information. A charter has been drafted for this committee. Jim Lamy moved that board approve the new committee charter. Peter Ingrassia seconded. All in favor; motion carried.

Jim Lamy will chair this committee. Ed Mazer will also be on this committee. Jim moved that the board accept three additional members: Suzanne Lee, Jim Biddlecom and Jerry Tippen. Fred Booth seconded. All in favor; motion carried.

Lighting Committee: Chuck Allen gave the report. Chuck reported that the light at the North Bridge entrance was fixed. Also, the team is in need of volunteers.

Compliance Committee: Fred Booth gave the report. Fred reported an issue with a tenant loudly revving up their pick-up truck engine and disturbing residents. Three notices have been sent to the home with no action taken. Fred moved that the board approve a fining notice to the homeowner at the published amount of \$100. Peter seconded. All in favor; motion carried. Fred stated that additional fines could be levied if situation is not corrected.

There is an issue with a homeowner having a 7' tall hedge extending beyond the corner of his home blocking the view of the pond, as well as another 7' tall hedge that was improperly placed on the common ground next to the pond, which also impedes the view. Common area hedge was planted in 2015, and there is no record of any ARC submitted or approved for such a planting. Per our CC&Rs, such planting are not permissible. After much discussion, it was decided that the homeowner should be given a notice to trim down his hedge to a 36" height, from the corner of his home to the end of the hedge, to allow pond access from the neighbors. Board stated timeline for this to be complete by November 30, with intent that homeowner could trim the hedge down over time and not kill the hedge. Board also agreed that common area hedge should be removed, as no such hedge was found anywhere else on pond common ground. However, due to the time that the hedge had been in place, board agreed to pay for the removal of these hedges and replacing sod over area. Sigrid Seymour made motion to approve such action. Peter Ingrassia seconded. All in favor; motion carried.

Old Business:

Nothing to discuss.

New Business:

- a. **Homeowner reimbursement for screen door:** a homeowner built a lanai screen with the door on the side of the cage. ARC was submitted with proper schematics and approved. Months after approval and installation, it was determined that screen door opening caused one to pass onto neighbor's yard to enter. Board requested homeowner move door, which homeowner did. However, homeowner requested reimbursement of \$650 for changing location, as ARC had approved original plans. Board agreed. Peter Ingrassia moved to pay for this request. Chuck Allen seconded. All in favor; motion carried.
- b. **Holiday Lights:** There has been an ARC request for homeowner to install permanent LED lights for holiday lighting. With the new technology, lights blend into the home's

décor and one would not know they are there unless they are lit. Since this is uncharted territory, the ARC committee sent it to the board for guidance. Peter Ingraffia moved that the Board allow the ARC to review requests for permanently installed landscape/holiday lights. They should review these requests on an individual basis but that fundamentally, permanent landscape/holiday lights that were not obtrusive nor visible to the passer-by could be considered as acceptable lighting. Sigrid Seymour seconded. All in favor; motion passed.

- c. **Electronic Leashes:** requests have come in for electronic leashes for pets to be used in place of standard leashes. Like invisible fences, the pet wears a collar with a sensor, and if the pet gets too far away or tries to leave, owner can press a button and zap the pet. Upon discussion, it was revealed that Manatee County does not recognize these devices as a control device. It was also mentioned that other pedestrians would not know if the pet was on such a device if they encountered one while out walking. Chuck Allen moved that the Board not allow such devices to be used for pets in Rosedale. Fred Booth seconded. All in favor; motion carried.

Adjournment: Jim Lamy made a motion to adjourn meeting. Ed Mazer seconded the motion. All in favor, motion carried. Meeting adjourned at 4:35pm.

Chuck Allen, Secretary

Date