

## **Recap of the Rosedale Master Homeowner's Association Town Hall Meeting**

**January 5, 2023 – via Zoom**

This is a recap of the January Rosedale Master Homeowner's Association Town Hall Meeting, held Thursday, January 5, 2022 at the Rosedale Community Golf Club dining room. 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, this special town hall meeting was called to order by Peter Ingraffia at 9:03 AM. Notice was posted in accordance with Florida State Statute F-720. Including board members and RPM, 45 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.

Peter began the meeting welcoming all who attended and explained the rationale and format for this town hall meeting. Roads and landscape committees will provide more detailed information on their committee, activities and future plans. Afterwards, floor will be opened up to resident's questions and suggestions in an open format. As this was the first town hall meeting, we asked all board members to attend; therefore, the meeting had to be posted as such and is an official business meeting. However, in the future, it is intended to have 3 board members attend so meeting will not be an "official" meeting but rather an opportunity for information and an exchange of ideas. As we were utilizing the clubhouse dining room, we had a hard stop at 11:00.

With that, Tom Tangney, chair of the roads committee, created a PowerPoint presentation that provided this information:

- The members of the roads committee
- General responsibilities of the roads committee: maintaining road surfaces, maintaining gutters, curbs and sidewalks, maintaining sewer inlets, maintaining community mailboxes, maintaining street and safety signs, maintaining walls and columns, and cleaning of walls, gutters, sidewalks, monuments and gatehouses.
- Accomplishments in 2022: coordinating repaving of the SR70 entrance with the county, cleaned and painted most perimeter walls, installed ADA compliant mats in the Legacy and Highlands sections of Rosedale, replaced the mailbox lights and box numbers in the Links, addressed several sewer inlet subsidence issues, and initiated V-grate replacements, gate monument refurbishments and the Tobermory bridge repairs.
- This was followed up by a slide showing the annual activities that are accounted for in our annual budget – cleaning, minor sidewalk/road repair, sign replacement, mailbox damage and unscheduled sewer inlet repairs, which total about \$70K per year.
- Tom then recapped the special projects the team has over the next several years and expected cost for each of these, which are funded from the reserve account:
  - o For 2023:
    - plans are to complete the SR70 and 44<sup>th</sup> Ave gate entrance monument project

- Complete signs, walls and columns that were damaged by Hurricane Ian
- Exterior repair and repainting of both gate houses.
- Repair broken curbs and heaved sidewalks throughout the community
- Paint all the ironwork, columns, street signs and mail box posts
- Paint remaining walls on 53<sup>rd</sup> Terrace and 53<sup>rd</sup> Drive
- Install open-throat drains in Westbury Lakes (2) and the 5000 block of 88<sup>th</sup> St. E (2)
- For future year's plans:
  - Continued V-grate replacements with open throat drains (through 2024)
  - Reseal and restripe Legacy and Highlands roads (2024)
  - 87<sup>th</sup> Street E pathway between 54<sup>th</sup> Ave E and the clubhouse (2024)
  - Address rippling in roads (working with storm water management) (2025)
  - 44<sup>th</sup> Ave wall extension (2025)
- Average annual spending for these projects is \$155K.
- Tom noted the challenges the committee faces:
  - Resources – more volunteers are needed!
  - Vendor management – soliciting bids, scheduling, and labor and material shortages.

Tom opened the floor to questions. Paul Meehan asked if the reserve expenses Tom had mentioned would impact future fee increases. Bob Eisenbeis stated that the reserve study had just been completed, and the road's committee 5-year plan, as well as other committee's future plans, were incorporated at that time. However, the study was not completed in time for this year's budget proposal, so it remains to be seen what the impact will be. Bob stated he expected these more in-depth plans to have an upward impact on the fees. However, he also felt the study over-estimated future inflation costs while under-estimating our investment income. Overall, additional work needs to be done to finalize the reserve study. Bob did state that Rosedale had a healthy reserve, unlike many other communities in our area, and because of this, Rosedale residents have never had an incremental assessment for capital improvements.

Brian Fisher asked if there was an idea of how much higher assessment fees might go. He stated his fee in 2015 was 1,200 and now it's \$2,000 in 2023. Bob stated that fees had increased over the years for services and materials, such as lawn maintenance, irrigation repairs, gate attendants and mulch. Not all costs were associated to special projects, which is why there is a reserve budget to cover such future expenses.

David Kuchinski stated appreciation for the efforts of the road committee. He was concerned with the quality of the work being done by vendors, specifically our recent power washing. He felt they were just moving the dirt from the gutters to the middle of the street or the grass where it came right back onto the street. He recommended committee look into getting the streets swept prior to power washing. Tom commented this was a very good idea and committee would look into it.

Gary Bennett was concerned about the rippling in the roadways and the timing for repairing such areas not being done until 2025. Tom responded that current efforts were determining water table levels and where the water was both coming from and going to, which the storm water management team was working on. These questions needed to be addressed before the road could be properly repaired. Sigrid Seymour added that issue has been getting vendors in to do the work, but they were in the process of getting someone hired and getting work done.

Jennifer (did not get last name) asked if the reserve study would be made available and if a range of potential cost for the next several years would be noted. Bob stated that the current reserve study is posted on the Rosedale Homeowner's website with all the details captured. Once this new study is complete, it also will be posted on the website. An announcement will be made when it is available to view.

Jerry Tippen questioned if our current gutter cleaning vendor was capable. He stated he didn't see any evidence of actual power washing during the last work. Tom stated that he had met with the vendor and has told them their work is sub-standard and not meeting expectations. Committee continues to evaluate and monitor situation.

Another resident (did not get her name) asked who made the decisions to do things. She questioned whether a sidewalk on 87<sup>th</sup> St was necessary or needed. She'd heard board was hiring people to take care of the dog park and wondered why they would do that – seemed frivolous versus other necessary expenses. She felt comments from the community were not considered and we should be voting on these decisions. Peter Ingraffia responded that we don't make decisions by voting. If we did, nothing would get done. The residents elect board members to run the business of the community, including upkeep, maintenance and security. Residents are encouraged to join the committees to provide assistance and impact, attend the monthly board meetings and provide input, and run for the board themselves. Regarding the dog park, it was a topic that was discussed during a past board meeting about the current status of owners not picking up after their pets, but no decision has been made to hire anyone to do this.

We moved on to the landscape committee presentation, presented by co-chair's Cheryl Smith and Mary Willett.

Cheryl began by stating that the landscape committee is responsible for all common ground areas and plantings, including the entrances, islands and dog park. They also are responsible for tree trimming, which is annually for the various palms that need it and every three years for oak trees. They are also responsible for tree replacements. As Rosedale is an aged community, we have many older and dying trees that needs replaced, as well as those that get damaged from storms such as Hurricane Ian.

There are currently 8 members on the committee. They are looking for additional personnel to assist with the irrigation system. System in the Highlands and Legacy sections is getting old and needs constant repairs and updates. As irrigation issues occur, Teal repairs as needed.

For 2023, the main projects will be placement of pine straw mulch and stump grinding (approximately 31) and sod replacement as Hurricane Ian clean-up continues. Phase 2 of the

SR70 monument landscape refurbishment project will be completed in the first half of the year. Phase 1 re-did the landscaping around the gate house and gate entrance; Phase 2 will complete the project around the front monument and highway entrance. Work will begin after the roads committee finishes the monument work. The four-corner stop at the SR70 entrance will be refurbished – committee is working with Brightview, the vendor that did the entrance project. There will also be ongoing refurbishing / replacement of plants, including those in Eastwood Park. However, long-term plan / solution for Eastwood Park is a work in progress, as committee is working with storm water management as they try to determine water drainage issues in that area. In the meantime, some of the damage trees from the hurricane will be replaced with other areas being sodded over for now.

Cheryl did address the dog park need – there is no receptacle in the area for pet owners to place their dog disposal bags. As it is now, pet owners don't seem to want to take debris home in their cars or carry the bag home, so they leave the bag by the park fence. Cheryl stated that placing a receptacle in the area would alleviate this situation. She has checked other communities with dog parks and they offer a similar disposal venue. Once placed, it would require a regularly scheduled pick-up, which can be done for a minimal cost.

Mary continued by providing some slides of what Phase 2 of the SR70 front-end project would look like upon completion and some ideas the committee is considering for the 4-way stop area.

Cheryl stated the landscape's annual budget is \$330K, which includes the Teal maintenance contract. With that, she opened the floor to questions.

Bill Moran inquired about the strip of grass along Malachite, and if that was in the committee's plans for replacement in 2023. Cheryl confirmed that it was. Bill asked about timing. Cheryl responded that timing would probably be late 1<sup>st</sup> quarter / early 2<sup>nd</sup> quarter, as committee was coordinating the work being done there with other projects that needed sod replacement, and trying to do all sod replacements at the same time. Chuck Allen added that work would be done to convert existing node irrigation to an electric source to be more reliable. Bill also stated that the lights were not working at the 51<sup>st</sup> entrance pillars. Chuck will look into.

Another resident (did not get their name) inquired about the timing for getting the tree stumps ground and replacing those with trees. Cheryl responded that a proposal was being developed to present to the board at next week's business meeting.

Bill Painter was concerned about tree replacements. He felt that many more trees had been taken down than new had been planted, and he wondered if the committee had a tree replacement plan. Cheryl responded that there was funding in the budget to replace trees, but not as fast as they've come out, mainly driven by Hurricane Ian. However, there is a healthy budget plan for tree replacement in 2023. She did state that the committee looks at each area when a tree is removed to determine if a new tree is needed. They meet with landscapers and arborist to get perspectives on what is needed.

Jerry Tippen inquired about the Eastwood Park study. Sigrid responded that a vendor was being interviewed and hopefully a proposal could be brought to the board at next week's meeting.

Ed Serra commented that this Eastwood study have been discussed and has been an issue for years. Additionally complicating this issue now is a mosquito problem that has become much worse with the standing water. Bill Moran, who was formerly on the storm water management team, stated the Eastwood Park issue is complex and we have to figure out first where the water is supposed to be draining, why its not, and then figure out what to do about it. He added that there is an additional issue with the irrigation in that area – it's being watered when it's already wet, further complicating the issue.

In the interest of ensuring time for general questions, Peter thanked Cheryl, Mary and Tom for their presentations and opened the floor to general comment, questions or concerns.

Ed (did not get last name) stated that the club use to have a defibrillator on the premises, but had since removed it. He asked if the club could place another one for emergency use. Peter stated we would inquire of CH6.

Jennifer (did not get last name) thought there should be more transparency on the speed program, specifically what level of speed was triggering a violation notice. She also thought that a speed limit sign before one entered the gatehouse would be beneficial, especially for vendors. While she acknowledge the signs just inside the gates, she felt vendors were too busy doing other things and not paying attention to a speed limit sign, and one before they entered might be better.

For those that asked about changing the speed limit, Peter stated that Florida law set maximum speed limit at 30 mph, and all local communities around Rosedale had speed limits of 25 mph or lower. He also shared some statistics that showed the extent of physical injury should someone be hit by a car. The chances of serious injury increased significantly from 25 to 30 to 35 mph.

Rich Toscano inquired if the board was considering any changes to the overall speed program / process, as several residents had expressed ideas at the last board meeting. Peter responded that the board had captured those comments as well as others from the website and will propose an updated program / process at the upcoming board meeting.

Ed Serra inquired about the status of the Hotwire Hut. Jim Lamy stated that the current hang-up is with county permitting and vendor timing. It is hoped that the log-jam will clear soon and work can begin.

Another resident (did not get their name) inquired about our negotiations with other cable providers and asked that the details be shared. Jim responded that he felt that information should not be shared as it was deemed confidential to the vendors and Rosedale and not for public knowledge. He did reiterate that proposals from all three vendors were very similar and all offered various perks. While a survey of the community resulted in fairly positive marks for Spectrum, it was difficult to get Spectrum to begin negotiations. When they finally did provide a proposal, which did include fiber technology, committee was prepared to accept proposal. However, when time came to finalize contract, Spectrum pulled the fiber option off the table and stated they would just keep current technology. Committee did not believe this to be in the best long-term interest of the community. Only Hot Wire offered the fiber technology the committee believed the community needed moving forward.

Chris Smith stated she had a terrible time getting response and service from Hot Wire. She has called multiple time and issues still exist. Peter recommended Chris meet with Jennifer Shaw, the Hot Wire contact that will now have regular on-site hours at the 19<sup>th</sup> Hole in the clubhouse every Thursday from 9 until noon, and she is currently there now.

David Kuchinski thought that Hot Wire was a good internet provider, but a poor TV provider. He stated he has constant issues with his system. Steve Pomposi, a member of the cable committee, responded by stating Hot Wire can detect issues with each individual box, such as the number of times the box goes on and off, the number of times it is re-booted, etc. He encouraged David and everyone else to keep contacting Hot Wire to get these issues corrected. He stated that many of the Rosedale residents are not having any issues, but other are, and its important the Hot Wire get everyone working as it should be.

Pauline Straub stated there was an issue with drivers not yielding at the round-about in the Highlands. She has witnessed several near-misses for bicyclist and pedestrians, and wondered what could be done to improve this situation.

Ed Serra inquired about potential of recording board meetings so that those not able to attend could view at a later time. Ed Mazer stated Zoom had the capability to record meetings and it was something we could look into.

Bill Moran thought that the Rosedale Community Council (RCC) should be brought under the umbrella of the master committees. Currently, the RCC is not, and Bill thought it would less confusing to residents if it was a committee like the rest of the committees the board had purview over.

Chris Smith asked about the future of unmanned gates. She was concerned, as she received a homeowner's discount for living in a manned, gated community, and she would loose that discount if we went to unmanned gates. Peter responded that there were no current plans to go to unmanned gates. As gate security is one of our highest expense lines, it is prudent to look at what the potential savings might be if we were to something else. However, any such decision will require a lot of research and discussions and is a long way out there.

Someone asked if the area along 87<sup>th</sup> St. was a preserve area and therefore no such proposed path could be placed there. It was confirmed that it is not a preserve area.

With time running out, Peter asked everyone if they liked this format and if they found it informative. Everyone seemed to like it. Peter thanked everyone for coming to the town hall and ensured everyone we would try to have these moving forward on a quarterly basis.

With that, meeting adjourned at 11:06 AM. No formal motion to adjourn meeting was raised.