

Recap of the Rosedale Master Homeowner's Association Board

April 13, 2023 – via Zoom

This is a recap of the April Rosedale Master Homeowner's Association Board meeting, held Thursday, April 13, 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 2:02 PM. Notice was posted in accordance with Florida State Statute F-720. Including board members and Resource Property Management, 48 people were in attendance.

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

Peter welcomed the two new board members – Rich Toscano and Brian Fischer. Brian stated he was glad to be part of the board, but felt he needed to state that while he is an attorney by practice, he wanted to make it clear he was not serving in any legal capacity for the Board or the HOA. Any comments made during the meetings are his own personal opinions or beliefs as a member of the Board and not intended or should they be construed as a legal opinion. Rich thanked those that had elected him to the board and thanked the committee chairs that had taken the time to bring him up to date on the projects and issues they were dealing with. He further stated that Rosedale residents should be very proud of the work and efforts the volunteers do for our neighborhood.

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

President's Report – given by Peter Ingraffia:

Peter echoed Rich's comment about our committee volunteers, stating that he and the board were grateful for all the time and effort they put into keeping Rosedale running and beautiful. He announced that Sigrid would be working on a project whereby we could create a list of potential new volunteers with their interests that could be used when filling future needs. Stay tuned for additional information on this project.

We are looking to have a second quarter Town Hall meeting, probably in mid-May, and looking at potential of an evening meeting to accommodate more residents. Plan is to have session in the clubhouse dining room, so meeting will most likely be a Monday or Tuesday evening. Announcement will be made as soon as we secure date with the clubhouse.

Board is also looking at potential of having monthly board meetings at different times, and possibly some evenings as well. More to come as this initiative is investigated.

Lastly, the board will be attending a board orientation meeting conducted by Resource Property Management in their St. Petersburg location on Friday, April 21, 2023. This meeting will focus

on the roles and responsibilities of RPM and the processes and procedures handling the various tasks RPM does for Rosedale.

Treasurer's Report – Bob Eisenbeis:

Bob reported total assets of \$3.361.9M, with \$1.379.5M in reserves, \$1,839.6M in operating cash, and \$142.8K in other assets, of which \$128.9K are delinquent fees, \$11.9K is due from an Aquagenix double payment (RPM has agreed to cover – original amount was \$35.6K; RPM has made payments totaling \$23.7K 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 April.

Bob reported that a new reserve study is underway with proposed changes suggested by various committees. Bob is also recommending modifying inputs to reflect the interest we are earning on our reserve and operating accounts, as well as potential implications if we were to put the Hotwire door bonus into the reserve account.

Brian suggested we have a budget workshop to let residents know of these future projects, such as in a town hall meeting. Bob agreed, but recommended we wait until we get the results back from the reserve study so we could determine actual needs and have an informed discussion. The reserve study will be a potential agenda item for the May meeting.

Committee Reports:

Cable Committee – Steve Pomposi reporting:

Steve stated the report was prepared 2 weeks ago and he would not repeat what was reported; however, he would bring the board up-to-date on several areas. He restated that the vision and mission of the committee has been to focus on the technology – high-speed, reliable internet service with adequate band width to the home with TV service through FisionTV+.

1. Network Fortification: all but 1 of the past outages in our community have occurred because of having only one path of service – if something happens to that path, we're down. Hotwire is nearly complete with the construction of a second fiber path which is expected to be active April 20th. Hotwire will be doing testing on this line for several weeks; however, should the current primary line go down, it will serve as a back-up. Intent is for this new line to become the primary service line for Rosedale with the current existing line as the back-up. Construction of the Headend facility (the permanent structure located near the Highlands circle) is currently on hold pending inspections and approvals by Manatee County. Committee will continue to monitor progress on this effort.
2. FisionTV+ Stabilization: significant changes have been made over the course of the last two weeks to include local data caching (which is expected to help address buffering and

transmission delays) and the roll-out of a new version of Firmware to nearly 70% of the devices in Rosedale (this will address issues of TV's powering on during updates and "blank screen" conditions that require a reboot of the device). There is still an issue with devices that remain "unpaired".

3. **Service Calls:** If a service call is needed and not related to their service, it is normal for a service charge to be assessed. Such charges are normal for the addition of new services, i.e., telephones, set-up boxes, etc. However, a service charge is not assessed when servicing a known or ongoing issue. If you have been assessed such a charge, contact our account manager Jennifer Shaw at Jennifer.shaw@hotwirecommunication.com.
4. Additionally, there is an issue with a small number of customers who choose to access AppleTV directly through the FisionTV+ platform. The problem is further complicated as Apple and Hotwire are currently engaged in a contractual dispute. Until this is resolved, a potential work-around is to access AppleTV directly through your smart TV or through a streaming device such as Roku.
5. **Service Level Agreement (SLA) and Survey Results:** Our 1Q service level reports are being compiled by Hotwire and will be reported to community as part of the May reporting cycle to the master board. A recent survey had a 40% response rate (450 customers responded). Preliminary results show roughly 80% of respondents rated overall service as either neutral or better. Full results will be shared once compiled. Committee continues to work with Hotwire on a small, targeted list of customers who appear to have more than their share of persistent service issues.

Brian asked if the older Hotwire system that required the equipment to be hard-wired would be better than what we currently have and could have avoided these issues. Steve responded that Hotwire has 30,000+ wireless units in operation now, with other companies using similar wireless platforms. These systems support the advance technology and capabilities needed, whereas the wired systems did not.

Roads Committee – Tom Tangney reporting:

Tom requested approval of the second quarter 2023 contractual payment of \$10,250 to Cape Coral Pressure Washing. Chuck moved to approve payment. Rich seconded. All in favor; motion carried. During discussion, Rich asked Tom if committee was looking at any other companies, as he felt Cape Coral did not do that good of a job in the Links in the past. Tom responded that areas in the Links had been identified as needing additional work, and Cape Coral was good about fixing those areas. Tom also noted that Cape Coral was very responsive to an emergency request to power wash the monuments when landscaping was redoing the areas at Sweetbriar, Bloomfield Park, and Westbury Lakes. He felt they were doing a good job, but the committee was committed to continued monitoring of the work being done.

Tom stated the Munyan was currently repairing and painting the two gate houses, but cautioned those that were concerned on the color that it was not the final coat! Current coat is a primer cover; final coat should be done by the end of the week, weather permitting.

Bids have been received from two vendors (Munyan and Watson Painting) for the ironwork, pillars, bridges, and walls planned for 2023. Committee will evaluate both proposals and bring recommendations to the board at May's meeting, with intent to gain approval and this project to begin shortly thereafter. As a reference, all the metal ironwork in Rosedale will be painted black to match the ironwork on the SR70 monument entrance; the pillars and bridgework areas will be painted the same as the gate houses (base color and trim) and will match the repainted wall at the SR70 entrance. Once completed, we should have a very consistent look throughout Rosedale.

Two areas of subsidence next to sewer inlets on 88th St. E and 96th St. E were repaired by our vendor ANJ. They also installed 4 open-throat inlets, replacing v-grate inlets in Westbury Lakes and in the 5000 block of 88th St E. These two areas have been our worse flooding areas caused by the v-grate inlets, so very good that these have been replaced before our rainy season arrives. An additional 12 v-grates will be replaced throughout the community. Additional open-throat inlets are on order.

Hurricane damaged signs are beginning to be replaced, primarily with the actual street sign itself where no post is needed. Back-ordered posts are beginning to arrive and will be installed as they are received, hopefully over the next couple of weeks.

The pergola has been added to the SR70 entrance monument and the front panel (only) has been painted to our specifications. Vendor is securing a less opaque metallic paint to complete work. Permit has finally been received for the 44th Ave. monument, allowing our vendor to begin fabricating parts for this project. Only stipulation is that monument must be placed 10' further back due to the new road construction. Committee has met with landscaping and moving monument back 10' will not be a problem.

The 25 MPH street numbers that will be placed on the street at both entrances will be delivered week of 4/18 and installed shortly thereafter.

RPM has arranged for repair of the mailbox kiosk on Carnoustie. Tom reiterated that if anyone has a damaged mailbox, the most efficient and fastest way to get it repaired is to contact RPM. Repairs can be anything from a simple bolt missing on a door hinge or a mail flag not working properly, to the entire mailbox needing replaced as it was hit and damaged. It should be noted that mailboxes are not replaced because they are simply faded.

Carol Kakos of Sweetbriar Court inquired about the rose colors in the area monuments. She asked if the intent was to change all of them to the same gold logo color as is on the new entrance monuments. She also inquired about these same logos on the street signs. Chuck stated that these would be looked at, but there were no current plans to do such, especially changing them to the gold logo look of the entrance. Tom stated that this would be big expense that was not currently planned for in the short term.

ARC Committee – Peter Ingraffia reporting:

Peter stated that 31 requests had been reviewed in March, up significantly from the 18 requests in February. Only two items remain on the under-review list. Peter stated that most of the requests were for new roofs in the Legacy and Highlands sections, with several requests for solar installations.

Landscape Committee – Cheryl Smith reporting:

Cheryl reported that the first phase of the palm trimming was completed; however, a couple of areas were missed. These will be included in phase two, which is trimming the area along 87th St. E where the eagle's nest, and palms long the wall between the Highlands and Links areas. While work cannot begin until the end of May or early June when the eaglets leave the nest, Cheryl wanted to get the board's approval for the project so it could be scheduled with the vendor. Cheryl requested approval of \$4,880 for Brown's Tree Service for this project. Sigrid moved to approve the expense. Chuck seconded. All in favor; motion carried.

Cheryl had an additional request for \$4,250 for Terry's Plumbing, Air and Energy to provide electric service to an irrigation area along Malachite that is currently being run manually. This will service 16+ irrigation areas long Malachite. Running electric will mean these areas can be set to a timing clock like other areas within Rosedale. Sigrid moved to approve expense. Rich seconded. All in favor; motion carried.

Cheryl presented plans for the refurbishment of the Highlands entrance and the North Bridge entrance. This is a total replacement plan for these areas similar to that which was done at the SR 70 entrance and the recent 4-corners area, and all work will be completed by Brightview, who did these other areas as well. Committee will continue to work with roads, irrigation and lighting as project work is done. Cost for Highlands refurbishment is \$26,187. Sigrid moved to approve expense. Peter seconded. All in favor; motion carried. Cost for North Bridge refurbishment is \$16,800. Sigrid moved to approve expense. Rich seconded. All in favor; motion carried.

Brian was concerned with timing of this installation with the pending paint work being done in those same areas. He was concerned if the power washing chemicals would damage the new plantings. Chuck stated that this was something the vendors dealt with all the time and they would cover the plants when they did their work. Sigrid added that the landscape and roads committees worked very closely together on their projects as they often overlapped.

Rich inquired about the common area next to the dog park, as he thought it looked pretty bad. He wondered if it was an irrigation problem and if the irrigation was tied to that in the dog park, or if it was a drainage issue. Discussion ensued about how to fix. Comment was made that there was some minor hurricane damage, and mulch pallets and plastic were left on the area for a longer-than-needed time, but everyone agreed this was not the problem. Committee will look at area and try to determine what can be or needs to be done.

Storm Water Management Committee – Sigrid Seymour reporting:

Sigrid requested the board approve \$9,790 for ANJ Contractors for structural repairs on Ponds 5 and 17 in the Legacy section and Pond 10 in the Links. Chuck moved to approved expense. Brian seconded. All in favor; motion carried.

Sigrid moved that the board approve \$2,500 in additional funds for Passarella Consultants, our consultant expert for invasive removals. This funding will be for garnering bids for the next phase of invasive removal, defining area of work as well as scope of work, and assisting with 2023 grant approval from Manatee County. Rich seconded. All in favor; motion carried.

Sigrid moved that two new committee members be approved – Marc and Cathy Ouellette. Chuck seconded. All in favor; motion carried.

Sigrid informed board that the drone survey work JR Evans was doing is completed, and work was progressing to the modeling phase and alternative solutions. While their highest priority is the flooding on 88th St. E, they are also working on the dry pond #5 in the Links as a follow-up from the meeting with SWFWMD in March.

Sigrid asked where the 2022 \$10,000 grant money received from Manatee County would go in our budget – did it go back into the overall operating budget or did it go directly into the invasive removal budget. Bob confirmed it would be credited to the invasive removal budget.

Rich inquired about follow-up maintenance of past areas cleared of invasives. Sigrid confirmed that this was part of the plan Passarella was working on.

Community Access Committee – John Sasa reporting:

John reported that no radar surveillance was done during the month of March. However, placement of the camera system in various locations would resume in April.

The DwellingLive system developed several glitches during an upgrade resulting in residents having difficulty entering one-day guests into the system. This issue has been resolved.

The quality of the gate security staffing, their appearance, and work ethic issues were discussed with Allied management. All gate attendants now have proper uniforms and attendants have been administered additional training. However, issue remains in overall level of pay and quality of people we can get for \$16-18 / hour. When committee spoke with other security companies in the area, they discovered their rates were \$17.25-20 / hour, which is where Allied believes they need to be as well to remain competitive. Current expense is approximately \$34,000 per month, and committee expects that to increase by about \$3,700 per month starting in July. This increase has been factored into the 2023 budget.

Area of concern and opportunity for improvement is the overall system itself. We are dealing with an antiquated system and spending nearly \$25,000 per year to fix and maintain it. Meanwhile, system is not able to accommodate our needs nor updated technology. The committee has been working this past year interviewing companies, reviewing systems, and

getting estimates to update and improve our security hardware and software. After this research, committee has landed on Envera Security Systems as the best available system and security partner for Rosedale. This is based on several factors, including improved security equipment, more user friendly and updated software, cost, and most importantly the fact they are Sarasota based and provide not only the hardware and systems but also all maintenance, equipment replacement and service. Currently we need to have two or three different companies involved in a single replacement or repair because everything is outsourced. The access committee is asking the board for authorization to have Envera Systems provide us with a formal proposal and presentation to update our security systems. John recommended board members travel to the Envera offices for the presentation so they could best view the equipment and systems, then the committee would present a proposal at the May BOD meeting. Board agreed to this plan and will send availability times to John and George.

Andrea, our new RPM contact, commented that she had dealt with Envera in past communities she had worked with, and what John was describing was much different than what she had experienced. John will discuss further with Andrea directly.

Communications Committee – Ed Mazer reporting:

Committee continues to update FAQ's and update and upgrade email databases.

Lighting Committee – Chuck Allen reporting:

Estimates have been received for the lighting along the 87th St. E runway as well as the Highlands circle, and a vendor has been selected. Once reserve study is completed with expected funding accounted for, proposal will be made to the board. Expect such to happen in May's meeting.

Community Standards and Practices – Ed Mazer reporting:

Ed moved that the board approve Scott Boyd as a new member of the committee. Chuck seconded. All in favor; motion carried. Board member Rich Toscano will also be joining the committee, with Brian Fischer as board liaison.

Prior to this past annual meeting, circumstances and time prevented the committee from getting community feedback on proposed CC&R amendments and providing a venue to explain the changes, respond to questions from the community, and provide opportunity for multiple viewpoints from residents. Committee is committed to start earlier and leave enough time to properly do so if needed for next year's annual meeting. Ed moved that the board commit to adhering to the mission statement when proposing future CC&R amendments and changes. Sigrid seconded. All in favor; motion carried.

Compliance Committee – Fred Booth reporting:

Fred reported that the Fining / Hearing committee met April 7th and affirmed the 17 violation fines levied by the board in March.

There is a dead palm in the front of a home on 54th Ave E, and the homeowner has been told it needs to be removed. However, homeowner is not returning until July. As tree has been dead

for more than 4-month, committee was asking board for recommendations. Peter asked the landscape committee to get Brown's Tree service to provide an estimate to remove the tree and timing to do so. If it can be done quickly, we will have tree removed and bill homeowner.

There is a damaged white vinyl fence on 52nd Dr. E, and committee is looking for direction on how to handle situation. Peter reiterated that the master has no CC&R regulations on vinyl fences. This is a local HOA matter that needs to be addressed with a CC&R amendment addressing fence ownership and repair. Currently, this local HOA is revising their CC&R's to address this and other such nuances. Once this is completed, then local can enlist master board assistance if compliance is not met.

Fred presented a slide show study prepared by Susanne Lee ad Ruth Plant depicting a recap of violation types and counts, resolutions, open violations, and 2023 YTD totals and status.

Parks Committee – Sigrid Seymour reporting:

Nothing new to report.

New Business:

Most of the new business topics were covered during the committee reports (Cape Coral power washing funding, landscape committee funding requests and stormwater funding requests). Those not covered are listed here:

1. RPM services review. Sigrid and Brian will be reviewing our current contract with RPM. They will be evaluating what services are currently being offered and what services we may be needing now and in the future, as well as status on the Property Manager position the board approved for implementation in 2023. Peter recommended they reach out to the various committees to determine what RPM may be doing for them currently or what they may need from RPM.
2. Compliance review: Sigrid and Brian will also be looking at our compliance process and forms to update and streamline where possible.
3. Chuck presented two committee charters from Roads and Community Standards with recommended updates from their chairpersons, as well as a new charter or the newly formed Parks committee. He moved that the board approve the changes. Ed seconded. All in favor; motion passed. Chuck will provide final copy to Ed to post to the website.
4. Ed added an agenda item. He recommended the board adopt a protocol for board members to contact committee liaisons first with any questions or needs in order to minimize workload for committee members. Intent is to start with the board liaison, then move to a committee member if needed. Rich felt he knew many of the committee members and had worked with them in the past. Brian felt he needed access to the committee members as he was learning about these areas. Peter stated that we should try to follow this as a suggested protocol moving forward and evaluate as we moved along.

5. Peter introduced our new RPM contact, Andrea Bull, and her assistant, Casey Smith. Andrea stated she has been in the industry for 17 years and in Florida since 2017. While new to RPM, she felt her strength was in HOA management, and she was looking forward to getting to know all the board and committee members better and working with them. Casey stated she was a licensed CAM and was also looking forward to working with Rosedale. We welcome Andrea and Casey to our team.

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 resident comments and all agenda items covered, Rich moved to adjourn the meeting. Bob seconded. All in favor; motion passed. Meeting adjourned at 4:38 PM.