

From: Ed Mazer, Communications Committee <Communications@RosedaleMHOA.com>
Sent: Monday, August 24, 2026 11:47 AM
To: Edward & Charlene Mazer
Subject: Recap of 8/20/26 Rosedale Master HOA Zoom Board of Directors Meeting



Rosedale Master Homeowners Association

www.rosedalemasterhoa.com

Recap of the August 20, 2026 Rosedale Master HOA Zoom Board of Directors Meeting

By Susan Hetzler, Secretary

The Rosedale Master Homeowner's Association Board Meeting was held Thursday, August 20, 2026, via Zoom. 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 720. A total of twenty-seven (27) people were in attendance, including board members and RPM.

Directors Present: Peter Ingraffia, President; Chuck Allen, Vice-President; Ed Serra, Treasurer; Susan Hetzler, Secretary; and Directors Ed Mazer, Paul Green, and Joe Brooks.

Meeting Minutes: Approval of the BOD July 16, 2026. Paul made a motion to approve the July 16, 2026 minutes; Ed S seconded the motion. All in favor; motion passed.

President's Report - given by Peter Ingraffia

The Board has received several inquiries recently regarding the County's trash pickup schedule for bulk items.

- Rosedale's schedule for bulk pickup is the third Wednesday of every month. Residents are allowed to place **two** items outside of their collection bins for removal. At any other time of the month, **ALL** items must fit **inside** the collection bin.
- Once per year, residents may schedule a large item bulk pickup (i.e. appliances, tires, furniture, etc.). This pickup needs to be scheduled in advance by going to the County's website.

- For anyone who has difficulty moving the bins to the curb, the county now offers a “Rear Door Assistance Program” whereby the collection employee will bring the residents’ bins to the truck and return them to the same location. Eligibility for the Rear Door Assistance Program is based on having a medical condition that makes moving a garbage bin to the curb difficult or impossible. This includes mobility impairments, chronic illnesses, or temporary conditions like post-surgery recovery. A physician’s certification verifying the condition and need for assistance is required, with eligibility determined case-by-case. If you are in need of this service or want more information about this program, go the County’s website.

Bank Account				
Popular Bank Operating 3672	257,129.98			
Popular Bank RSV 3680				
Popular Key Deposit 4523	9,100.00			
Popular Bank Storm Savings 8422				
Morgan Stanley Operating Savings 2474	989,116.27	0.00	989,116.27	989,116.27
Morgan Stanley RSV 2314				
Morgan Stanley Hotwire Door 4555	189,183.25	0.00	189,183.25	189,183.25

Total cash and investments were \$2,839,280, of which \$1,346,169 constitutes reserves and \$9,100 in funds held on account of others, leaving \$1,503,645 in operating funds. With seven months completed, the Association remains within the overall operating budget. The 2023 federal tax refund of \$3,368 was received. A total of \$23,290 from reserve funds was transferred for the following projects: gate house renovation \$15,444, catch basin repairs \$2,825, and irrigation repairs \$5,019.

Reserve spending remains within budget; year-to-date spending of \$304,576 against an annual 2026 budget of \$317,000. Unexpected mold repairs at the gate house and pond remediation may push the HOA over budget for the year. However, the Board is not concerned since a pooled reserve funding methodology is used.

Currently, twenty-two (22) homes are unpaid in various amounts totaling \$29,429 which continue to accrue interest and late fees. Of these late members, nine (9) owe the full amount of the annual assessment; the remainder are partial pays and unpaid fines. All of the late unpaid accounts have been referred to the attorney for collection.

Committee Reports:

Infrastructure Committee – given by Tom Tangney

Tom opened the discussion by requesting a motion for \$45,000 (Expense, Pressure Washing, 2.064) for cleaning all curbs, sidewalks, and selected signage. The price includes removing rust stains from several of the worst affected locations in Rosedale; removal is a once only program and is expected to remove the rust that is present in the concrete. Any future rust stain removals would be up to the Board to decide. David Kuchinski asked to speak to the Board about the toxicity of the rust removal process and was concerned about potential damage to the adjacent sod; he was also in agreement that it was up to the Board to determine any future rust removal efforts. There was also a brief discussion regarding the sealing of a small section of curbing where the rust had been removed to determine whether or not the surface would become slippery after the application of the sealer. The Board expressed its safety concerns with a slippery sealer creating a potential slip/fall hazard, especially if it's applied to the sidewalk. Trying different sealers on the test area of curbing should provide some answers to the slipperiness of the sealers. Following all of the discussion, Chuck moved to approve the request; Susan seconded the motion. All in favor; motion passed.

A second motion was requested for a maximum of \$8,550 (Reserves, 4.020 Asphalt Patch) to address the following: exploratory depression excavation of the roadbed at 4842 88th St E and two depressions on 96th St E; per the HOA'S Engineer, it's most likely sanitary sewer line leaks. Multiple county inspections have been inconclusive. If the exploratory inspections find the leaks are related to the sanitary sewer lines, the county will be notified. Susan moved to approve the request; Paul seconded the motion. All in favor; motion passed.

A motion was requested for \$9,784 (Reserves, 4.100 Catch Basins) to address a large depression adjacent to a surface drain off Doon Valley. The high cost is due to the remote location (from the street) and the need to plug the storm sewer lines/drain the collection box prior to the repairs. The repairs will be on hold until dry weather to minimize damage to the common area sod. Chuck moved to approve the request; seconded by Ed Serra. All in favor; motion passed. An additional motion was requested to replace the rotted drainage cover in Eastwood Park and explore the depression in that area for \$2,375 (Reserves, 4.100 Catch Basins). Susan moved to approve the request; Ed S seconded the motion. All in favor; motion passed.

The SR70 Gate House renovations continue and should be finished by September. The crew has done a great job in dealing with the unforeseen issues of water incursion, rotted wood, electrical routing, etc. Several street and safety signs were reinstalled after they were knocked off during the recent storms. (Thanks to several residents for bringing these to the HOA's attention.) New "One car at a time" signs/posts were installed.

Repairs were made to the SR70 entrance monument. Several mailboxes and numerous mailbox flags were repaired/replaced. Four (4) new benches were installed

Actions are in process and/or pending on several other erosion/pond related projects:

- Four (4) sewer inlets/collection boxes on 88th St (south of 52nd Ave) were completely full/nearly overflowing after the recent rains; CH6 was asked to draw down their ponds to mitigate the potential of street flooding.
- CH6 was also asked to pay for erosion work on Pond 17 (off of 87th Ct); the pond belongs to them (\$1,970 bid).
- Bank restoration of pond 23 (97th St, previously approved) is complete but some post job landscaping (fill, grading and sod) was still pending.
- Bids were just received on other pond deficiencies in support of five (5) SWFWMD re- certifications due in 2027 (low bid was \$113k); work will likely be split between late 2026 and early 2027 for budgetary reasons.
- Admiral has been contacted to address algae that has begun to bloom on pond 23 (97th St) as well as midges on several Links ponds.

2027 Handy Man Proposal

A recommendation was made to hire a part-time handyman for 2027. Tasks would include many that are currently being done by numerous vendors and/or resident volunteers including:

- Pressure washing (curbs, sidewalks, walls, gatehouses, etc., as specified),
- Minor to moderate repairs to walls, gatehouses, columns, sidewalks, curbs (Miami and Trench), monuments signs/posts, mailboxes (inc. replacement), etc.,
- Miscellaneous painting, and
- Possible stocking/cleaning of gatehouses, etc.

Anticipated workload, costs, and budgeting:

- No increase is expected in the proposed budget for 2027 (cost to be paid for via current operating expenses, reserve allocations),
- Target ~ 80 hours/month @ \$50 - \$100/hour = \$48,000 - \$96,000/year (excludes supplies),
- Monthly accounting (payment and account allocation),
- Ability to carry forward unused hours,
- Cost/labor savings from reduced “vendor hunting” and excessive vendor pricing, travel charges, etc., and
- Elimination of some volunteer activities.

The Board will discuss the details needed in hiring a permanent part-time handyman for 2027 during the budget process. A possible motion for hiring a handyman will be brought forward at a future Board meeting.

ARC Committee - given by Peter Ingrassia

The committee met twice in July. On July 1st, the Committee reviewed four (4) requests; on July 15th, nine (9) requests were reviewed. Two (2) of the requests were denied. Following the meeting, one of the requests was resubmitted by the homeowner after considering the Committee's suggestions. That project has now been approved and subsequently completed. The other project was Not Approved after the work had already been completed. Caitlin is following up on that project as an outstanding compliance matter.

Landscape and Irrigation - given by Sigrid Seymour

Sigrid opened the discussion with several funding requests:

Screening of electrical boxes as 44th entrance	Teal	\$1,680
Podocarpus for Sweetbriar & 44th entrance	Teal	\$840
Pine straw throughout community	Teal	\$18,000

She requested a motion for \$1,680 for the screening on the electrical boxes at the 44th Ave entrance. Susan made a motion to approve the request; Peter seconded the motion. All in favor; motion passed. Sigrid requested a second motion in the amount of \$840 for Podocarpus for the Sweetbriar common area and the 44th Ave entrance. Susan moved to approve the request; the motion was seconded by Chuck. All in favor; motion passed. The final request for funding in the amount of \$18,000 for pine straw throughout the community was made. Susan made a motion to approve the request; seconded by Ed M. All in favor; motion passed.

Various projects throughout the community are underway and/or are ongoing; some are nearing completion and/or have been completed. The 44th Ave Enhancement Grant program project is nearing completion. Many updates to neighborhood common areas have been completed. The Palms and some of the Oaks were trimmed throughout the community the week of August 2nd. The Committee is working of the 2027 budget and 5-year plan. Ponds throughout the community will be selected for additional plantings in the coming weeks.

Access Committee - given by Ed Mazer

Speeders by Location			Driver Designation				
<i>Location</i>	<i>#Times</i>	<i># Speeders</i>	<i>Residents</i>	<i>Guests/Tenants</i>	<i>Golfers</i>	<i>Vendors/Others</i>	<i>Unknown</i>
52nd Ave E	0	0					
87th St E	9	32	2	4	11	2	13
Tobermory NB	5	12	0	0	2	0	10
Tobermory SB	0	0	0	0	0	0	0
Totals	14	44	2	4	13	2	23

The camera was out fourteen (14) times in July and clocked forty-four (44) speeders, only two (2) of which were residents. The remaining forty-two (42) speeders were four (4) guests, two (2) vendors, ten (10) golfers, three (3) outside golfing members, six (6) Amazon drivers, one (1) Instacart driver, one (1) Walmart driver, and thirteen (13) unidentified drivers.

It was recommended that two (2) resident speeders clocked between 32-35 mph each receive a \$25 fine. It was also recommended that two (2) off-site golf members clocked between 32-35 mph receive a \$25 fine each and one (1) off-site golf member clocked at 39 mph receive a fine of \$100. Fines for the golfers will be assessed to the Rosedale Golf & Country Club. Ed M made a motion to withhold the names of the resident speeders; seconded by Peter. All in favor; motion passed. Next, Ed M moved to fine the two (2) resident speeders \$25 each; Peter seconded the motion. All in favor; motion passed. In a third motion, Susan moved to fine the two (2) golf speeders \$25 each and one (1) golf speeder \$100; Ed S seconded the motion. All in favor; motion passed.

The electronics at the SR 70 Gate House have been upgraded. The faulty UPS (Uninterruptable Power Supply) was removed/replaced with a new UPS. The new enclosed equipment/rack and the new UPS (Uninterruptable Power Supply) were placed in the newly constructed cabinet. A motion was requested for the replacement of the faulty UPS (Uninterruptable Power Supply) at the SR70 Gate House at a cost of \$320.99. Susan made a motion to approve the request; Peter seconded the motion. All in favor; motion passed. The new firewall/model and Cisco switch were installed and all other electronic support equipment was moved onto the rack. Six (6) cables were pulled from the gate attendant's workstation through the conduit along with the fiber to connect the Hotwire switch/modem; the CAT6 cables were terminated and connected the fiber patch cable. Work configuring and troubleshooting the Switch/Router to make the system more stable is currently underway.



An unknown Netgear switch was discovered in the attic that was found to be working intermittently and causing mysterious failures. A new conduit will be installed and two cables will be pulled to bypass the Netgear switch and go directly to the Cisco switch/router in the equipment cabinet, eliminating the need for the Netgear and eliminating a point of failure. The remaining work on the installation process should be completed shortly. Access is very pleased with the results to-date. With the completion of this installation, the Association will finally have a highly secure, reliable gate system that can be easily and inexpensively managed and maintained. A big thanks goes out to Brandon Johnson of Axiomis, Rosedale neighbor, and expert network contractor, for all his hard work.

Regarding the exit gate barrier arms and consistent with Caitlin's recommendation, Access recommended that narrow speed bumps be installed at the exit gates to prevent drivers from racing through and knocking the barrier arms off. Several other options were discussed including rumble strips and mylar reflective strips to improve visibility of the gate barrier arms. Steve Pomposi asked to speak to the Board and stated that he didn't believe that adding speed bumps at the exit gates was a good idea. The Board will continue to explore other options for reducing driver damage to the exit gate barrier arms.

Access continues to provide support to residents with TEKWave regarding warranty deeds, leases, and various other issues. The Board continues to explore additional options to reduce/eliminate the number of motorists who continue to hit the barrier arms while entering and/or exiting the community. As a reminder, please exercise patience while waiting for the barrier arms to raise before proceeding.

Communications Committee - given by Ed Mazer

- Five (5) blanket emails were sent out to the community and copies of emails were posted to the Website.
- Welcome Packets were given to five (5) new homeowners in July by our volunteers.
- Seven (7) inquiries were received through **Contact Us** website page; all were handled directly by the Communications Committee members
- . Signs were posted for the July 16, 2026 Board meeting.

Lighting Committee - given by Chuck Allen

At the June meeting, the Board approved a motion not to exceed \$2,000 for the removal/replacement of the exterior lights on both Gate Houses. The new fixtures were purchased for \$749.77. The old lights were removed/installed for \$585. The total cost of the completed project was \$1,334.77.

As reported at last month's meeting, the storm that occurred in July caused some major lightning damage at the SR70 entrance and as well as other areas around Rosedale. Two (2) landscape lighting transformers and more than thirty-two (32) lights were damaged. As reported at that time, the HOA would attempt to get the lights replaced under warranty. Twenty-eight of the Volt lights were replaced as warranty failures; as a result, the only cost to the HOA was for the removal and replacement of those lights. Including the labor to replace all of those lights, along with the new transformers, some additional lights, bulbs, and wiring, the total repair cost was \$3,855. This cost is part of the operating budget.

Community Standards and Practices - given by Joe Brooks

The Committee has been busy updating the Bylaws. The proposed changes and next steps in the process were discussed briefly. A draft of the proposed changes along with the Committee's comments can be found in the highlighted copy attached to the minutes.

Oversight - given by Susan Hetzler

The Committee did not meet in August. Manatee County water restrictions are still in place and will likely remain in effect until October 1st. In the interim, any follow-up inspections on the homeowners that received violation notices for roof cleaning remain on hold. However, a number of homeowners have gone ahead and had their roofs cleaned. Conditions will be re-

evaluated mid-September to determine how/when the follow-up inspections will occur.

Compliance/Hearing - nothing to report

Insurance - nothing to report

Lena Rd/44th Ave - given by Chuck Allen

The Malachite pedestrian gate has finally been manufactured and is scheduled to be installed Monday, August 28th. A locksmith will be on-site when the gate is installed; the locking mechanism will be re-keyed to match the existing residents' access keys.

Monthly Manager's Report - given by Caitlin Moore

Committee Involvement

Caitlin continues to coordinate with committee members, attend meetings, assist with ongoing projects, and help facilitate communication between vendors and committees' members. She believes that additional volunteers are needed for the Compliance Committee to ensure that monthly hearings with a sufficient quorum can be held.

Budget Season

Caitlin is currently working on the proposed 2027 budget, which has included coordinating with vendors to review and account for any anticipated cost increases. The budget is being finalized with the goal of having it available for Board review during the first week of September.

Malachite Gate

Caitlin has been working/coordinating with a locksmith familiar with the locking mechanism on the Malachite pedestrian gate. Requests for additional keys have been received due to school being back in session and allowing residents' children to utilize the gate. Upon the gate being replaced within the coming weeks, the locksmith will switch over the existing lock to eliminate having to distribute new keys as well as providing us with additional keys for those residents and incoming new residents in need. Information will be communicated as it comes available.

Manatee County Water Meter Update

All six locations have been assigned individual addresses by Manatee County for billing purposes. The HOA is awaiting directions from Manatee

County for next steps regarding necessary permitting, plumbing, concrete pads and finally, the county coming out to install the actual meter. Caitlin will continue to follow the next steps in the process to work towards completion of this project prior to year end.

Collection Policy

Maintaining a clear and consistent collection policy is essential to the financial health of Rosedale. A well- defined policy provides a fair and uniform process for addressing delinquent accounts, encourages timely payment of assessments, and helps ensure that all homeowners are treated consistently while protecting Rosedale's ability to meet their financial obligations. A collection policy sample for HOA's has been sent to the Board for their review, comments, and questions to be reviewed at the next Board meeting.

Delinquent Accounts

The Board discussed the twenty-two (22) homeowners with delinquent accounts, nine (9) of which still owe the entire 2026 assessment while the others are all partial pays. A number of possible punitive measures including the loss of the ability to vote in elections, stopping partial cable services, and suspending/restricting resident lane usage by deactivating bar/QR codes, gate keys, and guest/paper passes requiring the homeowner/guests to use the visitor lane to gain entry into the community (reactivation upon payment of overdue balance). Peter made a motion to restrict delinquent homeowners' use of the resident lane by having their bar/QR (if possible) codes, gate keys, and guest/paper passes suspended/deactivated due to non-payment of fees effective the date of notice; to be reinstated/reactivated upon payment of the outstanding balance in full. Chuck seconded the motion. All in favor; motion passed.

Old Business:

All covered above.

With no additional old or new business to discuss, Peter opened the meeting to residents' questions.

A resident commented on the Board's vote to restrict bar code/guest passes and suggested that it include the Malachite pedestrian gate keys.

A resident mentioned that liens could not be filed unless the delinquencies were more than ninety (90) days in arrears. He also mentioned that nine (9)

liens have been placed on the homeowners' delinquent accounts. Peter thanked both residents for their comments.

With all of the agenda items covered, Ed M made a motion to adjourn the meeting; Joe seconded the motion. All in favor; motion passed. The meeting adjourned at 4:10 pm.

The next Board of Director's Meeting will be held on Thursday, September 17, 2026.

This message was sent to Ed@Themazers.Com by Communications@RosedaleMHOA.com
4914 96th St E, Bradenton, FL, 34211

 VeriMed Unsubscribe 

