

**Minutes of the Rosedale Master Homeowner's Association Board Meeting
March 9, 2023 – via Zoom**

The Rosedale Master Homeowner's Association Board meeting was held on Thursday, March 9, 2023 via Zoom.

With a quorum present, meeting was called to order by President Peter Ingraffia at 2:04 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, Directors Fred Booth, Sigrid Seymour and Ed Mazer.

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

President's Report: Given by Peter Ingraffia:

Rosedale's annual meeting is scheduled for March 13, 2023 at 6:00 PM at Bayside Community Church located at 15800 State Road 64, Bradenton, FL. This is the same location as the 2022 annual meeting.

- Meeting will start at 6:00 PM, with registration beginning at 5:30 PM. Attendees need to register in order to ensure we have a quorum. If a quorum is not met – through those attending and proxy votes – the meeting cannot be held.
- While everyone will know their home address, it is requested that homeowners attending also know their lot number.
- There are four ways to vote. Early voting can be done by mail-in via regular mail; hand deliver your vote at the RPM office, or use the ballot boxes. Secure ballot boxes are located at both gatehouses for resident's convenience to drop off ballots. Both candidate ballots and proxy/CC&R change ballots may be dropped off. You may also hand in your ballot to RPM at the annual meeting when you register. All ballots must be collected before meeting begins.
- Annual meeting will also be streamed for those unable to attend. Details of how to access the meeting will be forthcoming.

Treasurer's Report: Bob Eisenbeis gave the report.

Committee Reports:

Cable Committee: Steve Pomposi gave the report.

The committee and the board are continuing to work with our Hotwire provider in efforts to reduce the number of system-wide outages experienced and improve the Customer Service experience. During February, the committee and Peter met with the CEO of Hotwire, Kristin Johnson and her senior leadership team inclusive of Operations, Customer Support, Engineering and Construction. Hotwire outlined their plan of action to address our concerns in three major areas:

1. Infrastructure fortification including the build-out of a new primary fiber path to service Rosedale. Current primary path is being maintained by a third-party. Upon completion, the new line will become the primary line with the third-party line demoted to a secondary circuit to provide redundancy of data transmission to Rosedale. This primary line is expected to be completed by the end of March. Additionally, the county permitting process is completed and Hotwire has begun construction of their permanent equipment center, known as the “Headend” facility. Facility is expected to be completed by the end of April.
2. Fision TV+ software improvements are being developed to address several lingering problems affecting our community. These include an “audio out of sync” condition, “video buffering” and “black/green screen” conditions that result in a requirement to recycle power to the set-up box. It is expected that Hotwire will address these issues within the next 30-60 days with software updates to our equipment or their platform.
3. Call Center Improvements centered around additional staffing and training. In addition, Hotwire is communicating via text messages to registered customers when significant issues do occur to improve customer wait times.

Given the criticality of the improvements being worked on, Hotwire has committed to providing registered Rosedale customers with weekly updates for the foreseeable future. The committee will continue to closely monitor progress on these plans.

Roads Committee: Tom Tangney gave the report.

Tom stated that work on the monument refurbishment at the SR70 entrance had begun last week, but there is an issue with the color on the signage. Color is more “yellow” than the “gold” that was planned. Color was supposed to mirror the logo image the clubhouse was using for their signage. A group of residents met with Tom and Mary Willett of the landscape committee to look at paint samples to arrive at the proper color. Tom will work with contractor to get sign color changed as well as ensure color is correct for the 44th Ave. monument.

The following street sign options were assessed based on resident inquiries and comments:

- Northbound 51st Ter E. at Malachite: The current sign (Pedestrian Crossing) at this curved, limited visibility, three-way intersection was damaged by Ian. Options are to replace it as is, or replace with a Stop sign instead. After consulting with the local HOA, committee is recommending a stop sign. As contractor is replacing this sign and post, it has already been paid for. However, there may be a slight charge for an additional sign. Tom requested along with approval for the stop sign a maximum of an additional \$200 to pay for any

additional charges for this placement. Chuck Allen moved to accept the recommendation. Fred Booth seconded. All in favor; motion carried

- 96 St E. at 53rd Dr E.: There is a Stop sign on 53rd and on Northbound 96th St. but no stop sign on Southbound 96th St at this three-way intersection. The need for the Northbound stop sign on 96th St was questioned. As this is a high visibility intersection, the committee is recommending to remove the Northbound Stop sign on 96th, as well as a maximum of \$500 to pay for removal of the signpost. Fred Booth moved to accept the recommendation. Jim Lamy seconded. All in favor; motion carried.
- 88th St E at 52nd Ave E– There are currently 3 stop signs on all approaches to this three-way intersection. The need for Stop signs on the two 88th St. arms of this intersection was questioned. After discussions with area residents and committee members, the committee recommends maintaining all three stop signs at this intersection due to poor visibility (esp. from northbound 88th St) and high pedestrian traffic at this 3-way intersection. Board agreed, and no further action needs to be taken.

The 811 service still had not marked the areas needed from last month's meeting, so the contractor hand-dug the areas to deal with the soil depressions. The two areas – both sewer inlets - at 5208 88th St. E. and at 5023 96th St. E. have been repaired by the contractor.

Cape Coral, our power washing contractor, has finished up cleaning areas in the Links and is now cleaning curbs and sidewalks in the Highlands area. In addition, Cape Coral cleaned all 6 neighborhood monuments with just 24-hour notice to support the Landscape Committee's work in refreshing these monument beds.

Committee has undertaken a very comprehensive site survey/assessment of all sidewalks and curbs in Rosedale, recording both linear and square foot of all sidewalks and curb measurements by neighborhood and for both entrances.

Extensive site visits were conducted with 2 vendors for the major painting project (metal fencing, pillars, sign/mailbox posts and two walls). Bids for this complex project are pending.

ARC Committee: Peter Ingraffia gave the report.

Peter stated that 18 requests had been reviewed in February. Only one item remains on the under-review list.

Peter stated that any home improvement requests in the area of the eagle's nest could not be approved until the eaglets have left the nest.

Peter also stated that the committee has been working with Hotwire on their ARC request for the Headend to ensure it would blend in with the surrounding homes and final approval has been given.

Landscape Committee: Cheryl Smith gave the report.

Cheryl had one funding request for palm tree trimming throughout the community, excluding the area around the eagle's nest (which will be later when the eaglets leave the nest) and the soccer wall. Brown's Tree service will do the work. A detailed list of all common areas with numbers and types of palms to be trimmed was provided. Upon review and comments from Dave Kuchinski, it was determined that there were several areas on the list that were berm areas that had been turned over to homeowners, as well as a question about an area at the end of 88th St. E if it was our common area or the golf courses. Cheryl stated she would review the list, removing any areas that fell in homeowners' responsibility, but also noted that the bid did not include the trees in the lift station area on Doon Valley. With the small puts and takes to amend work required, Cheryl stated that the total bill would not vary much from what was already quoted. Cheryl requested the board approve up to \$11,000, based on the received bid, to do this tree trimming work and get on the contractor's schedule. Jim Lamy moved to accept the proposal. Sigrid Seymour seconded. All in favor; motion carried.

Carole Kakos of Sweetbriar asked Cheryl for a list of the Washingtonians in the cul-de-sac in her area so her HOA could determine which ones were the responsibility of the master and which ones were in her local HOA. Cheryl will work with Carole.

Stormwater Committee: Gary Schaefer gave the report.

Gary requested the board approve \$60,000 for J.R. Evans Civil and Water Resource Engineering to perform a survey, model study and evaluation of proposed improvements and preliminary cost estimates for the Legacy portion of Rosedale south of 52nd Avenue, with special focus on 88th Street Flooding Mitigation (ponds 9 and 10). This would be a reserve expense. This next phase is a preliminary engineering study to evaluate alternative solutions in detail. Subsequent phases for board review will be final engineering and construction documents for bidding once the board selects a preferred alternative. A detailed overview of the work to be done is in the storm water committee report found on the website. Sigrid Seymour moved to approve the expenditure. Jim Lamy seconded. All in favor; motion carried.

J.R. Evans will continue to work on the other projects assigned to them: Pond 5 in the links, Pond 10 in the Legacy section, and Eastwood Park.

The Manatee County 2022 \$10,000 grant for Green Area Invasives Removal has supposedly been made. Gary asked RPM to confirm when they received the check. Now that the 2022 grant has been paid, the 2023 grant application that has been submitted can be considered.

Crosscreek completed littoral planting in Pond 19 in the Legacy section and Ponds 22 and 23 in the Highlands in late February. Elimination of spike rush from the south end of Pond 9 in the Links will be done by Admiral, the company that does regular maintenance on the ponds.

Community Access Committee: John Sasa gave the report.

John reported that a trail camera had been purchased and set up with the radar to monitor anyone who attempts to disable or damage the speed control system, as has been done in the past. No such attempts were made in February.

The damage to the 44th Ave resident arm gate that was caused by a delivery box truck tailgating a resident through the gate has been repaired. Committee was able to secure license plate and owner of the truck and contacted the sheriff's department. However, they discovered all that could be done was file a report as an "accident" with possibility of filing a claim against the community insurance carrier. Information has been given to RPM for follow-up. Repair cost was \$704.

The computer at the 44th Ave. gate house was damaged and needs replaced. Cost is \$3,500 and has been ordered. Since the computer contains the proprietary Dwellinglive software, it needs to be replaced by Frontsteps and installed by New IQ.

On February 28th, committee was alerted that a group of solicitors from a roofing company were canvassing in the Highlands area. This was the same group that were soliciting in our area in November and are being investigated by the Florida Insurance Fraud Commission. This same group entered again on February 28th. They were asked to leave, but did not. The Sheriff department was called, but by the time they arrived, the solicitors had left the community. Sheriff's officers suggested writing a letter to company and advise them if they enter again under any circumstances, it would be considered trespassing. John recommends letter come from the board or our legal counsel. Peter Ingrassia will work with John on details and with our legal counsel to get this done. John also recommended that this company, Apex Roofing, be listed as an unapproved vendor for any new ARC requests for roofs to further protect residents.

The committee submitted a list of 17 incidences of speeding in the month of February to the compliance committee for review, and compliance committee will present during their report. Of those recorded, 11 were residents and 6 were guests of residents. The 6 guests have entered Rosedale many times before, with the fewest entries being 11 times and the most being 654 times, so these guests should be well aware of our speed limits.

Also, 4 golfers were recorded as speeding and information was given to club manager Stuart Cobb. 9 vendors were caught speeding, all of which were contacted by the access committee. 3 received a 15-day suspension of their entry privileges. One Instacart delivery person was suspended from entering for 30 days.

Based on the reduction in speeding, the access committee recommended the board make the following changes to the speed enforcement program:

Homeowners and Tenants:

- Based on individual car license plate, a fine will be levied for each violation as follows regardless of frequency in any month. Notices and fines will be sent to homeowners following our standard compliance violation process.
 - Up to and including 35 mph =\$ 25 (Reduced from \$50)
 - 36 mph and over =\$100
 - 45 mph and over =\$200
- Homeowners will be levied fines for any tenant speeding activity per the above tiered fining process.

Guests:

- Guests entering Rosedale for the first time and found speeding under 35 MPH will receive a warning. Warning will go to the homeowner.
- Guests entering Rosedale for the first time and found speeding over 35 MPH will receive a \$25 fine, billed to the homeowner.
- After the initial/first visit to Rosedale, any guest found speeding will be fined \$25 per occurrence, billed to the homeowner. (Reduced from \$50)

They also recommend these changes be retroactive to February 1st to co-inside with the new speed program. The committee believes these changes show that the committee and members of the board are listening to the input of the community while still providing efforts to control the most aggressive speeders.

Ed Mazer moved to accept proposal. Jim Lamy seconded. After discussion, all in favor and motion carried.

There was much discussion on this subject. Ed Mazer agreed with fining structure as he felt it more closely aligned with Florida statutes for speed fines. He also agreed it responds to the concerns expressed by the community. Chuck Allen stated that he agreed with the overall concept but felt we needed to get more community input to ensure we captured any other potential changes that needed made. There was also much discussion on guests and warnings and timing of such warnings. It was agreed that warnings for first time guests entering was reasonable; however, after the first visit, guests should be well aware of Rosedale's speed limits. Peter Ingrassia opened the floor to several residents who had views on this topic.

Steve Rennie stated he was happy to see resident fines reduced for the lower speed brackets, and first-time guests getting a warning while rest of guest fines being reduced to \$25. He felt changes made would address the majority of concerns residents had. He felt we should be also fining golf guests. Peter stated that we were letting Stuart handle his golf members, and from data John had supplied, it appeared as if his efforts were working. He also stated that, unfortunately, it was very probable that many of the golf speeders were, in fact, just one-time golfers in Rosedale. While not dismissing, it will continue to be a topic we discuss with Stuart to continue improvement. Steve then recommended that the board not roll out any stop sign violation program. Chuck Allen reiterated that the board had not and was not considering any such stop sign program. The access committee had provided some data that they had collected several months ago. At that time, the board stated, while they agreed we needed to keep this as an area of potential concern, we also needed a lot more data to make any decision and wanted the speed enforcement program to take priority.

Rich Toscano agreed that changes made would be a beneficial. He also reiterated an idea he had presented at the candidate forum, whereas a violation would be waived if a subsequent length of time where no further incidences were recorded. Board elected to table this idea at the time and stay with proposal on the table.

John finished his report with an update on the Allied Security. Committee is attempting to meet with Allied to discuss employee work ethic and overall appearance. They also want to address

the gatehouse themselves – overall conditions and equipment. Interior condition of gatehouses needs updated, including lighting and AC units, and equipment needs updated. Chuck Allen stated new cleaning contractor should help some of the issues, but the roads committee is working on potential updates to the interiors. This issue will be discussed in further detail in the coming months.

Communications Committee: Ed Mazer gave the report.

There was nothing new to report.

Lighting Committee: Chuck Allen gave the report.

Landscape lighting taken down for the landscape update at 87th St. E and 54th Ave E 4-way stop area at the SR70 entrance, as well as lighting on the monuments of Westbury Lakes and Sweetbriar Court has been restored after landscape work was completed. Per suggestions from residents, the stop signs at the 4-way intersection are all now lit up for better visibility at night.

Lighting at the SR70 monument area has also been updated now that the new trees have been planted and landscaping has been completed.

Community Standards and Practices: Jim Lamy gave the report.

There was nothing new to report.

Compliance Committee: Fred Booth gave the report.

Compliance committee reviewed speed violation list from the access committee and recommended that the 17 speeding incidences in February be assessed at the new rates as just approved by the Board. As proposal was retroactive, everyone agreed. Fred moved to accept recommendation. Jim Lamy seconded. All in favor; motion carried. The 11 residents will be fined according to the speed bracket they were in. The 6 guests were all frequent visitors, with 11 to 654 entries into Rosedale – none were first-time visitors. Per the new schedule, they will be fined at \$25, with fine billed to the homeowner. A list of the addresses of the offenders is attached to the official meeting minutes.

As of March 7th, there are now a total of 205 outstanding violations. 13 look to be resolved shortly and will be coming off the list. Of the group remaining, 101 are first-time speed offenses and 40 are second-time speed offenses. The rest of the violations comprise other areas such as trimming palms, screening AC equipment, repairing garage and post lights and cleaning roofs. Susanne Lee and Ruth Plant have worked to clean up the OneSource Violation List and are working to make it more manageable.

Based on feedback from the arborist who claims April is the best time to trim palm trees, committee is extending time for getting this done by residents until April 30, 2023.

Parks Committee: Jackie Meehan gave the report.

Committee will tour all parks monthly to be sure there are no problems. The committee has taken inventory of the two parks currently in existence - the Eastwood Park and Paw Prints Dog Park - noting benches, tables and recently placed pet eliminator stations. Committee has toured

some of the Legacy and Highlands areas to become familiar with open spaces for potential park benches, etc.

The Doody Calls pet waste service is up and running and performing perfectly.

Committee would like to nominate Polly Eilers to the parks committee. Polly will be focusing on the dog park, which she has been doing already for the past two years! Jim Lamy moved to approve Polly to the committee. Peter Ingrassia seconded. All in favor; motion carried.

With all committee reports given, and no old business to cover, Peter moved on to new business.

New Business:

Most of the new business topics were covered during the committee reports (speed monitoring status, flood control proposal and tree trimming). Those not covered are listed here:

1. Gatehouse Cleaning Services: our current vendor is charging us \$500/month for a once per month cleaning. New service is Cleaning Butler who will clean both gatehouses once per week for \$434/month. Peter Ingrassia will sign contract and new service can begin next week.
2. Hedge Replacement: this subject was removed from the agenda, as landscaping stated that the proposal was not accurate.

Before Peter turned the meeting over to resident's questions, he noted that this would be the last board meeting for Jim Lamy and thanked him for his commitment and dedication to the community.

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.

Adjournment: With no more resident comments, Jim Lamy made a motion to adjourn meeting. Sigrid Seymour seconded the motion. All in favor, motion carried. Meeting adjourned at 4.14 PM.

Chuck Allen, Secretary

Date

Speed Violations for Month of February 2023

Residents and Tenants

Address
5129 96th Street East
8537 54th Ave Circle East
8705 53rd Place East
5039 88th Street East

Address
4828 Royal Dornoch Circle
5123 87th Court East
5237 97th St E
8737 49th Terrace East

Address
5122 87th Court East
8738 52nd Ave E
10620 Glenclose Terrace

Speed Violations for Month of February 2023

Guests

Address
5153 88th Street E
10217 Loch Lomond

Address
10217 Eastwood Drive
8732 51st Terrace East

Address
4508 Baltry Ct
9622 53rd Drive East