

From: Ed Mazer, Communications Committee <Communications@RosedaleMHOA.com>
Sent: Tuesday, February 24, 2026 7:04 AM
To: Edward & Charlene Mazer
Subject: Recap of Feb 19, 2026 Rosedale Master HOA Zoom Board Meeting



Rosedale Master Homeowners Association

www.rosedalemasterhoa.com

Recap of Feb 19, 2026 Rosedale Master HOA Zoom Board Meeting

The Rosedale Master Homeowner's Association Board meeting was held Thursday February 19, 2026, via Zoom.

With a quorum present, the regular monthly board meeting was called to order by President Peter Ingrassia at 2:03 pm. Notice was posted in accordance with Florida State Statute 720. There was a total of 29 people in attendance, including board members and RPM

Directors Present: President Peter Ingrassia, Vice President Chuck Allen, Treasurer Brian Fisher, Secretary Ed Serra and Directors Ed Mazer, Paul Green and Susan Hetzler.

Approval of BOD Meeting Minutes January 15, 2026 : Ed Serra made a motion to approve the January 15, 2026, minutes Susan seconded the motion. All in favor; motion carried.

President's Report – given by Peter Ingrassia:

1. Just a reminder the Rosedale Master Association Annual meeting will be held on March 10 at Bayside Community Church on SR64 just east of Lorraine Road. This is the same location that was used in previous years. The meeting will be called to order at 6:00 pm and will be in-person and via video. Please arrive before 6:00pm to allow yourself enough time to register for the meeting.

- a. This year there are three open board positions, each for two-year terms.
 - b. Unlike last year, this year we will enjoy an election as we have six candidates running for three positions.
 - c. Notices have been sent either electronically or via paper, depending on your preferences indicated with RPM.
 - d. If you received an electronic ballot, you will not receive a hard copy via the postal service. Electronic ballots must be received by March 10, 4:00pm EST. The system will not accept ballots after the deadline.
 - e. If you have elected to receive a paper ballot, your paper ballot must be received by March 10, 1:00pm at either the two gatehouses or at rpm's office.
 - f. All of the above is detailed in multiple notifications that have been sent from The Rosedale Master Homeowner's Association, or from Ed Mazer and the Communication Committee.
 - g. If you are not receiving notices, check your spam filters, or contact RPM to ensure your profile is current. We have found in the past, people change e-mails and forget to notify everyone that needs to know.
 - h. There were no recommended CCR changes submitted by members in 2025 so at this point, the only vote tallying occurring at the meeting will be for the three open Board positions, and the normal request to move any excess funds at the end of the year to the subsequent year to avoid a tax event.
2. This segues into my next topic, and that is by his own design, this meeting represents Brian's last regular Board Business meeting. Brian has chosen to not run for another term. So I want to take a moment to thank him for his contributions to the Board and the community at large. A couple highlights... He initially dove right into our association insurance matters and quickly identified that over the years, our coverage did not increase as it should have and just a few years ago we were woefully underinsured and as a result, we were all at risk. Thankfully, that's no longer the case. And when Bob Eisenbeis left, I approached Brian about taking on the Treasurer role, and he readily accepted. Again, he dove in, learned what was working and what could be improved, and in working with the rest of the Board, RPM, and committees, our finances are in order, and there are clear processes and reporting in place.

So, I want to personally thank him for his volunteer time with the Board and hope he stays involved with us going forward.

Treasurer’s Report – given by Brian Fischer:

The Association financial position VAO – January 31, 2026 is as follows;

Bank Account	Bank Bal.	Uncleared Items	Book Balance
Popular Bank Operating 3672	516,395.46	43,112.88	559,508.34
Popular Bank RSV 3680	3,746.59	821.00	4,567.59
Popular Key Deposit 4523	8,400.00	100.00	8,500.00
Morgan Stanley Operating 2474	2,002,891.96	-438,000.00	1,564,891.96
Morgan Stanley RSV 2314	1,173,386.75	410,178.30	1,583,565.05
Morgan Stanley Hotwire 4555	199,828.13	0.00	199,828.13

By way of summary, total assets are \$3,920,861.07 from which \$1,588,132.64 constitutes reserves and \$8,500.00 in funds are held on account of others, leaving \$2,124,400.30 in Operating Funds. Since the end of January when this was valued, we have moved another \$200,000 from the Popular Operating Account to the Morgan Stanley Operating Account to maximize our return interest. As of January 31, 2026, 123 units have not paid some portion of their Annual Maintenance Fee constituting an outstanding balance of \$291,119.50. The annual maintenance fee for CY 2026 is now passed due and interest and late fees will now accrue on the unpaid units. Updating through the date of this report, 41 more units have paid current with 82 units continuing in arrear leaving an outstanding balance of \$186,418.24.

Committee Reports:

Infrastructure Committee –Tom Tangney reporting

A formal motion is requested for \$12,000 (reserve charge 4.140 Concrete Sidewalks) for expedited repairs (concrete panel and paver removal, root cutting, panel replacement, and panel grinding) to numerous heaved concrete panels on 52nd Ave. CM obtained 3 bids...the middle one was chosen as the low bidder could not complete the job in a timely fashion. The concrete work has been completed, and re-sodding should be done by the board meeting. Bids are also pending for the remainder of the concrete sidewalk and curb work throughout Rosedale. Chuck Allen made the motion to approve, Susan seconded the motion, all in favor motion approved.

A formal motion is requested for \$13,500 (reserve charge 4.640 Perimeter Walls) for the repair of several pillars with damaged/missing/mismatched caps and/or damaged bases near both entrances and the removal of one exposed, nonfunctional, pillar outside the SR70 entrance. Chuck Allen made the motion to approve, Susan seconded the motion, all in favor motion approved.

Another motion is requested for \$20,127 (reserve charge 4.640 Perimeter Walls) to stabilize several pillars and fencing that have begun to move outside of the SR 70 gatehouse (exit side). There may be an additional charge on this project if any re-welding of the fence is required. Susan made the motion to approve, Ed Serra seconded the motion, all in favor motion approved.

A motion is requested for \$36,200 (reserve charge 5.500 Gatehouse Interior) for the remodel of both gatehouses. This extensive project includes bathrooms, kitchen area, interior doors, drywall repairs, new/modified cabinets, shelving, paint, etc. Not only will it provide a much-needed refurbishment of the gatehouse interiors (some of which have not been touched in 30 years) but it should eventually allow for the elimination of offsite storage (~\$2,000/year savings). Separate bids will be obtained to update both the interior and exterior gatehouse lighting. Chuck Allen made the motion to approve, Susan seconded the motion, all in favor motion approved.

A motion is requested for \$39,600 to approve major sidewalk repairs for the North and south Legacy sidewalk repairs. Susan H made the motion to approve, Paul seconded the motion, all in favor motion approved.

A motion is requested for a maximum of \$2,000 (expense charge 2057 Misc. Main.) to clean and repaint the remaining 4 small monuments and paint the bullnose curbing on the island inside the SR70 entrance (to improve visibility). Susan made the motion to approve, Brian seconded the motion, all in favor motion approved.

The sinkhole near pond 1 was determined to be due to a faulty sprinkler head belonging to the law office on 87th St. The owner addressed this issue and repaired the sinkhole. We are working with our engineer and CHG, when appropriate, to address bank restoration needs for ponds 1 (CHG responsibility), 2, and 3 (54th Ave/hole 6/Legacy) and 25 (between 53rd Dr and 53rd Ter/Highlands) 4h, as well as SWFWMD certification.
~6-8 mailboxes were repaired this month

ARC Committee – Peter Ingraffia reporting:

The Committee met twice in January and addressed 22 requests. 21 were approved and one request is under review as the homeowner contacts SWFWMD for approval before the ARC will review the request

The committee will also revise the requirements regarding landscape around pools. As it stands, we require a landscape plan to be submitted with the pool, lanai, and cage submissions. In most, if not all cases, the homeowner does not know yet how they will landscape until the pool and cage is complete. Requiring a landscape plan up front results in unnecessary time delays for the overall pool project. Going forward, our requirement will be that the homeowner will submit a landscape plan for the sides of the cage separate from the pool/cage submission within a reasonable amount of time. The landscape project should be completed within six months of ARC approval as per our current requirements.

Landscape Committee – Chuck Allen reporting:

A request \$3,320 for the purchase and planting of Ixoras around irrigation valve boxes and speed bumps to help minimize continued vehicle damage of irrigation. chuck made the motion to approve, Susan seconded the motion, all in favor motion approved.

TREES AND SHRUBS

Planting of 2 slash pines in Westbury will be done in next couple of weeks. Committee plans to do a ride around and review other areas for tree or shrub replacement. Some areas being considered include:

- Royal Palm at Tobermory Circle
- Live Oak on Dune Valley
- Live Oak at RDC/Marbella
- Teal will be trimming bushes and flowers to remove frost bitten tops. If they don't come back, they will be removed and eventually considered for replacement.
- Dead palm on Carnoustie will be removed and stump ground

Chuck then made a motion to add Cheryl Smith to the landscape committee, Ed Mazer seconded, all-in favor motion passed.

Community Access Committee – Ed Mazer reporting:

Speeding Program:

_In November and December, we mainly focused the cameras on the 87th runway. With the lower speeding incidences on 87th now with the speed humps, we're spreading the camera around more. For January, the camera was our 15 times: 2 times on 52nd Ave E, 6 times on 88th St E, 1 time on 87th, and 6 times on Tobermory.

We had a total of 31 speeders in January:

- 2 speeders on 52nd Ave,
- 6 speeders on 88th St E,
- 3 on 87th
- 20 speeders on Tobermory

Of those 31 speeders,

- 3 were residents,
- 5 were vendors registered as guests,
- 2 were golfers
- 21 unidentified

Recommendation

- The 3 resident violations, all below 35 mph should be fined at \$25 each.
- Golf course 1 off-site member should be fined \$25. The fines would be levied against the Rosedale Golf and Country Club.

Peter then made a motion to waive the reading of the names, Susan seconded, all in favor motion passed.

Peter then made a motion to fine 3 residents \$25 each, and 1 golfer \$25, Susan seconded the motion, all in favor, motion passed.

Gatehouse

We continue to work on updating electronic equipment at our 44th and SR70 gatehouses to make them more robust and less susceptible to failures. We have taken delivery of equipment cabinets at both gatehouses. We are in the process of relocating all camera management and gate control electronic devices in the cabinet and labeling all cables.

Currently, our gate electronic systems have little or no protection from hackers or ransom wear that could paralyze us and compromise the private information of residents. Our next step is to acquire and install firewall protection routers and more reliable switches at both gates for better security and reliability. This will complete the work to modernize and strengthen our gate electronics. Ed Mazer then made a motion to acquire, install and configure new firewall/routers and switches at both gates at a cost of \$6,550, Chuck seconded the motion, all in favor, motion passed.

We selected Axiomis as the vendor to provide the equipment and do the work of configuring and installing. We considered three qualified vendors. Axiomis, New-IQ and Securitas. Axiomis will bill at \$125/hour with no travel or overtime added. New-IQ bills at \$185/hour with 1 hour minimum. Securitas will bill at \$250/hour with a 4-hour minimum. Axiomis has two employees who live in Rosedale and can respond more quickly. Axiomis employees are network experts whose knowledge of networks far exceeds that of the first-tier service

agents from the other vendors. Axiomis normally bills at \$250/hour but has offered us the “friends and family” rate for service and equipment (well below market rates) because the owner lives in Rosedale.

Ed Mazer then made a motion to replace the gate arm at 44th street, which is end of life, for \$5971 Chuck seconded , all in favor motion passed.

Ed commented that an agreement has been made with the vendor who broke the bar code reader at the 44th Ave entrance to pay for the replacement. Vendor will pay the approximately \$8,000 cost over the next three months

Other Activities

- Access continues to provide support to residents with Tekwave regarding warranty deeds, leases and various issues.
- The All Box at 44th Ave entrance has been replaced. We are working and developing documentation and procedures for its use.

Communications Committee - Ed Mazer reporting:

Pretty much business as usual:

1. Composed and sent out five blanket emails to the community in January.
2. Posted copies of email to the Website
3. Visited new homeowners personally to deliver Rosedale Welcome Packages.
4. In January we responded to various inquiries in Contact Us.
5. We answered scores of direct email inquiries in January.
6. We updated the email database with new email addresses.
7. We posted signs for all the Board Meetings and closures.

Lighting Committee - Chuck Allen reporting

Maintenance repairs have been completed for the lights at the SR70 entrance and the oak tree island. We have several lights that were either flashing, not on, or a different color, and they have all been replaced. It should be noted that this are life-time warranty lights; if they fail during normal use, they are replaced under warranty. We only pay for the labor to remove and install the new lights. Lights are returned to the manufacturer, and new replacements are sent back.

Work continues with the gain ideas and estimates for lighting along 51st Ter E and 53rd Dr. We’ve received estimates from one company, but they were incomplete; vendor is working on updating. Second vendor was awaiting

information from their supplier. Committee hopes to have information recommendations and board consideration for the March meeting. A safety issue has been raised concerning the north end of the oak island at 54th Ave and 87th St. At night when it is very dark, when drivers are exiting Rosedale, coming down 54th and turning left to exit, they cannot see the island / nose are, turning too sharply and almost running into the island. This is not a problem for those coming south on 87th and exiting, nor for those going east on 54th Ave Circle and turning right to exit. Committee is recommending as a simple fix, - utilize three top-hat lights to light up the island nose area. Also, will recommend infrastructure committee to paint both ends of the oak island nose area white at next painting project. Cost for 3 life-time lights, including materials and labor, is \$750. Chuck then made a motion to install these lights for %750, Susan seconded, all in favor, motion passed.

Community Standards and Practices - Ed Mazer reporting:

Nothing new to report.

Insurance report - Brian Fischer reporting –

Nothing new to report

Oversight Committee -Doug Brown reporting

There was an Oversight Committee Meeting this month. The Oversight/Compliance Committee meeting focused on discussing changes to the committee's new charter and its new oversight role with particular attention to how violations will be handled, documented and followed up.

The group discussed/debated the process for reviewing violations with concern's raised about consistency and the need for clear, consistent procedures.

There was then a discussion around the role of RPM - Caitlin - in the oversight/compliance process and what her role would be in notifying residents of issues, site visits and the compliance process of notifying residents of potential fines. This will be firmed up this week in a meeting with Caitlin.

The committee also addressed the ongoing issue of lighting violations, particularly regarding holiday and permanent lighting displays, noting that the master board needs to provide clearer guidelines on what is permitted and what is not.

An oversight process is being finalized and when done and approved, there will be discussions about scheduling future inspections and establishing a regular meeting schedule.

We have additional residents volunteering to be on the committee, and Chuck Allen made a motion to approve the following people to the oversight committee:

Suzanne Lee, Kathleen Maruszewski, Paul Meehan, Joe and Karen Halpin.

Susan H seconded the motion, all in favor motion passed.

44th Ave. and Lena Road Project Committee – Chuck Allen

reporting:

Nothing new to report.

Manager's Report – Prepared by Caitlin Moore, CAM from RPM

reporting:

I. FINANCIALS

2025 Audit & Taxes – Devin and Associates has been chosen to complete your 2025 reports. Information will be sent to them to complete.

Financial Reports will be loaded to Vantaca as completed.

II. ADMINISTRATION

Administrative Services

As a reminder, Cristina Stewart is assigned to assist regarding administrative duties for Rosedale Master Association. She is available at the office to assist unit owners and BOD members when I am unavailable. She can be contacted at cstewart@resourcepropertymgmt.com or 941-348-2912.

2026 Annual Meeting: 3/10/2026 @ 6pm

The Annual Meeting will be held on March 10, 2026, at 6pm at Bayside Church. The Second Notice was mailed out on February 11th to members who have not consented to receive electronically and sent out electronically to those that have on February 12th. Ballot boxes are available at both guard house locations. There are six people running for three vacancies on the Board of Directors

Board Certification and Continuing Education

As the Annual Meeting approaches, I have received some questions regarding Board Certification and Continuing Education. All of the current

Board members completed their 4-hour Board Certification last year, it is good for 4 years. This must be completed within 90 days of being appointed or elected to the Board of Directors. FL Statutes now also require that 4 hours of continuing education be completed each year, I am in the process of confirming if the Board Certification class RPM offers is sufficient to fulfill that requirement. If not, I can share information on alternate sources with the Board.

V. MISC

Sidewalk Repairs/Replacement

As you may have noticed, last week on 52nd Avenue East there were sidewalks repairs and replacements being completed. Thank you to Tom on the Infrastructure Committee and Chuck from the Board on working with me on having the first small phase of necessary sidewalk repairs in a highly traveled area completed so quickly. I will continue to solicit bids to present to the Infrastructure Committee for the remainder of the sidewalk work needed throughout the association.

Barcode Stickers

Barcode stickers have been received. I am working with the access committee on future ordering, etc. to ensure that there is not a lengthy wait to obtain stickers in the future. In speaking with Ed Mazer, we have received information from New IQ who is a current vendor of Rosedale Master, they are able to order barcodes at half the cost we are currently receiving them for with a two-week delivery. When we get down to 50 barcodes, an order will be placed for 300 more to ensure we do not run out in the future.

Guard House Renovations and Window Cleaning

The shredding spoke about in last month's meeting has been completed, therefore, once approved by the Board, guard house renovations will begin in the coming weeks. If there will be any effect on homeowners during this process, all residents will be notified. Sabrina's window cleaning is currently contracted to clean the windows on a quarterly basis. However, some of the windows at the guard houses are continuously hit with the sprinklers causing hard water stains that simply will not come off. In speaking with the gentleman cleaning the windows last week, he stated that there are companies that can "refurbish" the glass to attempt to remove these stains. I am seeking vendors for this work and speaking with Mark Dover from Teal Lawns to discuss adjusting the sprinklers.

Pillar Refurbishment/Removal

Since the last meeting, the stand-alone pillar near the SR 70 entrance has been removed and the repairs are being made to all necessary pillars at the SR 70 and 44th Ave entrances. Repairs are expected to be completed by the end of the day tomorrow.

Cluster Mailbox Locks

In the last month or so we have had to replace two broken locks on mailbox clusters in the links. The locks currently on the boxes have a specific USPS code on them, (1172C) and usually the vendor has to order a lock which prolongs getting it repaired in a timely manner. I am recommending we order 10 of them to keep on hand for necessary repairs. They are \$17.50 each plus tax from US Lock Supply and shipping is \$14.95 for a total of \$203.25. Keeping these locks on hand will not only speed up the process of having them repaired but of course decrease the replacement cost as we will be providing the lock.

Chuck Allen then made a motion to approve the \$203.25 purchase, Susan seconded , all in favor, motion passed.

Recent Email Pertaining to Inspections

In a recent email sent out, homeowners were advised that the oversight committee as well as myself, will be conducting routine property inspections throughout the community in the coming weeks. These inspections are part of our ongoing efforts to ensure compliance with the Association's governing documents and to help maintain the overall appearance and value of the neighborhood. These inspections will be limited to exterior areas that are visible from common areas. No entry into homes or fenced yards will occur. During these inspections, particular attention will be given to items including, but not limited to dirty or stained roofs, dirty driveways, and landscaping maintenance Please note that sidewalks are not included as part of this inspection, as the Master Association arranges for sidewalk cleaning on a yearly basis. If any items are found to require attention, homeowners will be notified with details and provided with a reasonable timeframe to correct them.

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Old Business:

All covered above

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New Business:

Peter made a motion to adopt the rule and regulations for official records inspection, Susan seconded the motion, all in favor motion passed.

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

No questions were brought forward. With all the agenda items covered, Peter moved to adjourn the meeting. Paul seconded, all in favor; motion passed. Meeting adjourned at 3:23 pm.

The next Board of Director's meeting will be Thursday, March 19, 2026.

This message was sent to Ed@Themazers.Com by Communications@RosedaleMHOA.com
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