

Recap of the Rosedale Master Homeowner's Association Board

September 14, 2023 – via Zoom

This is a recap of the September Rosedale Master Homeowner's Association Board meeting, held Thursday, September 14, 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 2:01 PM. Notice was posted in accordance with Florida State Statute F-720. Including board members and Resource Property Management, 40 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.

Approval of BoD Meeting Minutes August 10, 2023: Sigrid made a motion to approve the August 10, 2023 minutes. Rich seconded the motion. All in favor; motion carried.

President's Report – given by Peter Ingraffia:

1. As a reminder and noted last month, residents that have a land-line phone service with Hotwire will see a price increase in September. Effective September, those with a basic line will increase to \$14.99/month for the next 12 months. If you have any questions about your bill, please reach out to Hotwire.
2. Regarding the CH6 lawsuit, there has been no additional activity that has involved the Master Association. As a reminder, the Master Association was named by the plaintiffs as a nominal party and consequently brought into the suit. A summary judgement has been scheduled on November 28 at 1:30 at the court house on Manatee Ave in Bradenton. As stated previously, the Master Association is remaining neutral and has no intention of further engaging in this suit unless forced to. All this information is easily accessible via the link Ed has placed on the Rosedale web site. Just click on the link, enter the case number and all documents are available for review.

Back in July, Rich Toscano as Links 2 President recused himself from CH6 lawsuit matters to ensure there was no perception, real or otherwise, of a conflict of interest. As the Master has now been brought into the suit, is maintaining neutrality, and we're all waiting on summary judgement, Rich has decided to unrecuse himself in these matters. He's reviewed his decision with the Association Attorney and there is no compelling reason for Rich to not be aware of CH6 lawsuit matters. If there comes a time when a Board decision could be a conflict, we'll act in the best overall interest of the Association.

3. On September 5 we held our third town hall of the year at the Club. There were just under 50 residents present representing all areas of Rosedale. We tweaked the format a bit this time and did not have committee presentations, but just provided a few general updates and then turned most of the time over to residents for comments and questions.

Based on the number of good questions and conversations, we're in agreement these Town Halls serve a good purpose for disseminating information. As with any question-and-answer session, we all learn from each other and hopefully people left the town hall with some new information. Going forward, we'll look to schedule upcoming town halls related to specific topics in the coming weeks.

Treasurer's Report – Bob Eisenbeis:

Bob reported total assets of \$2,229.3M, with \$1,134.9M in reserves, \$1,080.2M in operating cash, and \$14.2K in other assets, of which \$14.0K are delinquent fees.

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 September.

Bob reported that a first pass at the 2024 budget has been completed and sent to the board members and committee chairs for their input. This process will continue over the next month. If needed, meetings with committees, RPM and Bob can be scheduled.

Committee Reports:

Roads Committee – Tom Tangney reporting:

A promising new handyman has been identified by Paul Taylor. Chuck and Tom interviewed him September 7th, and a list of projects has been developed to give him a try. Some of the items he will be attacking are both new and old: replacing 2 loose ADA mats at Marbella and Royal Dornoch, repairing a broken mailbox in Sweetbriar, removing the pole on 96th St. where a previous stop sign was removed, straighten sign posts (mainly in the Links) from previous hurricane damage and removing broken sign "stumps, and adhering the speed limit signage to the roadway at the SR70 and 44th Ave entrances.

Most of the damaged signposts from Hurricane Ian have been replaced; however, there are still several yet to be installed. Committee will be working on next sign replacement project to possibly begin in 4Q23. Committee has identified several other vendors to work with this time.

The paint project is complete except for a few sign backs and delivery / installation of the Tobermory bridge column base caps.

At last month's meeting, suggestion was made to convert all individual mailboxes to kiosk / cluster mailbox stations as a means to reduce annual mailbox repair costs (about \$8,000/year). Tom did an initial analysis of the situation, and he determined that Rosedale would need to install 37-38 stations. Cost per station (station, concrete pad, re-routing irrigation lines, labor, etc.) would be about \$2,500 each, or a total of \$95,000, not including cost to remove and dispose of existing mailboxes. This does not appear to be a cost-effective option.

Tom expressed concern over the new vendor registration process that has been initiated by RPM. Concern from vendors is two-fold: one, cost of process and the sharing of contact information

with other communities. Tom's vendors have stated that if they have to pay to do business with Rosedale, they'll go elsewhere; they have plenty of work. And they don't want their names shared with other communities, as they have more than enough work and don't need to be bothered by inquiries. Peter responded that he understood their concerns and we would look into this further with RPM.

Tom reported that our contractor installing the new open-throat storm drains was nearly finished with the manufacturing of the cement pads/collars that were needed for the new drains. Pads need to cure for several weeks after casting. Tom expects installations to begin in the next several weeks. The 11 locations have been identified and prioritized for installation.

Tom gave an update on the 44th Ave. monument. As previously reported, the SR70 monument was a simple refurbishment and did not need a permit, so the company was able to work on that quickly. However, the 44th Ave. project was a complete dismantle and rebuild, and therefore required a county permit. Gaining permit approval delayed the project by several months, and then when project was approved, we found out we had to move the new monument back ten feet due to the new 44th Ave construction project. This, coupled with product supply issues and labor issues, has continued to delay completion of this project. As monument continues to fall under disrepair, discussion ensued whether to simply take the monument down until the new one is ready, place a "pardon our construction" sign on the monument, or simply wait it out. Recommendation was to survey community, providing them background and get more input. Tom and Chuck will work on write-up and questions and then work with Ed to publish to the community.

ARC Committee – Peter Ingraffia reporting:

Peter stated that 26 requests had been reviewed in August, up from the 15 requests in July. Only one item remains on the under-review list.

Landscape Committee – Sigrid Seymour reporting:

Sigrid had three funding requests:

- \$2,800 to Teal Landscaping for clean-up of dead trees and debris left over from Hurricane Ian in the area behind the dog park. Sigrid moved to approve expenditure. Chuck seconded. All in favor; motion carried.
- \$4,410 to Brightview Landscaping for screening of the utility boxes at the lift station by the Highlands Circle. Sigrid moved to approve expenditure. Rich seconded. All in favor; motion carried.
- \$5,600 to Brightview Landscaping for refurbishment plantings around the pillars and entrance to the Links at Malachite Drive. Committee presented initial concept in August and have finalized. Sigrid moved to approve expenditure. Rich seconded. All in favor; motion carried.

Bob stated that all items were within budget for 2023.

Storm Water Management Committee – Sigrid Seymour reporting:

Sigrid reported that they have received the final report from JR Evans on the 88th St. flooding project. It is a 70-page report. Gary Schaefer, committee chair, has reviewed and has several questions and follow-ups for JR Evans. Once those are answered, committee will review and advise board of findings and recommended next steps. Now that the 88th St. flooding project is completed, Gary and team are pressing JR to provide similar reports on Eastwood Park and the dry pond #5 to move those projects along.

Pond 5 was mowed again to keep it as presentable as possible. A regular maintenance schedule will be added to the 2024 plan and budget.

The Manatee County Invasive Removal Grant has been filed with the county, and county has indicated that submittal is complete.

The approved pond littoral plantings will begin this month.

Community Access Committee – Rich Toscano reporting:

The Committee is now fully staffed with (6) volunteers, and is working on cross training the volunteers to ensure workload doesn't fall on just a few, and that they have backups in all areas for 24/7 support.

The Committee continues to evaluate gate security companies as previously tasked by the Board; some new, and some revisited, along with all other options.

The Committee is also looking into a fixed radar system, as requested by Links 1, and ways to make our portable radar more user friendly for gathering information, which would relieve some pressure off the volunteers on data collection, and support the speeding program.

The Committee intends to put out the radar in September so that training of new committee volunteers and the Allied Security representative could begin, and to resume the speed enforcement program.

Bar codes are now available for eligible residents.

The committee does much more than just monitor the speed in the community. During the month of August, the committee provided the following services to the community on:

- a. Leases/Access/Warranty Deeds: (15)
- b. Barcodes: (5)
- c. Damage/gate issues: (2)
- d. Resident Attendant complaints (1)
- e. Speed Program: (2)

As John Sasa and George Keys had formerly resigned from the committee but have remained on-board, Rich moved to officially re-assign and re-appoint them to the Access Committee. Ed seconded. All in favor; motion carried.

Communications Committee: Ed Mazer reporting:

Ed reported that the committee continues to respond to inquiries through Contact Us and emails.

Committee has formed a document that combines all the 2016 CC&R's with all amendments into one easy-to-read document with no strike-outs. It has a linked Table of Contents and is searchable by keyword to make it easier for residents to review the rules. While not an official document, it does make it easier to find and review the most updated information and is recommended as an easy review of the CC&Rs. One should use official documents for final determinations if needed. The link to the recap has been move to the top of the Rules & Regulations page and highlighted in the box to make it easy to find.

Lighting Committee – Chuck Allen reporting:

The phase 2 lighting project approved last month was completed August 21, 2023.

Following the recent storm, the transformer for the landscape lights lighting the SE and NE corners of 87th St. E and 54 Ave. E and the Bloomfield Park monument areas was damaged. A new transformer will be installed shortly. Also, the newly planted tree in the Sweetbriar monument area was damaged and replaced. However, landscapers tore out the new lights installed. They will be repaired as well when the transformer is installed.

Community Standards and Practices – Ed Mazer reporting:

Ed moved that the board approve two new members to the community standards committee: Ruth Plant and TJ Hicks. Peter seconded. All in favor; motion carried. Ruth will be leaving the compliance committee to join the standards committee.

Committee looked into lawn treatment restriction signage. In response to previous requests to allow residents to post signs instructing landscape services not to spray, the board allowed a temporary exception to allow one sign be displayed the day of scheduled treatment. However, that has proved cumbersome, as it is often difficult to know when the landscaper may be spraying. It has been learned that all landscapers have a “no spray” list of their clients. This is the more effective way to ensure one’s lawn is treated accordingly. Therefore, the board agreed to enforce the current CC&R language that does not allow signs. No motion was ever made originally on the signage exception, so there is no need to motion such action now.

Committee continues to look at identifying potential changes to the CC&R's for consideration of the community. Items the committee is considering:

1. Open house signs. Currently, realtors can display an open house sign on their vehicle in front of the open house home on the day of the event. It seems reasonable that both a realtor and an individual selling their home should be able to display an Open House sign in their yard the day of the event.
2. Florida Statue 767.04 allows a “bad dog” sign. Committee is considering this as well as one invisible fence sign.
3. Bird feeders were forbidden in a previous CC&R change. Committee is considering recommending allowing bird feeders with conditions, such as feeders having wide-

bottom trays to catch dropped seed and feeders mounted high enough to prevent access by sand hill cranes.

4. Updating verbiage for tree removal and trimming in Article V, Section 12d and Mowing Fee in Article VII, Section 7.
5. Determining if animal registration as noted in Article V, Section 18 is needed, as it is not being done now.

Ed stated that intent is to get this information out to the community for input and discussion. A section will be developed on the website explaining the details and recommendations of the committee on each area, and residents will be able to provide their feedback – both pro and con – on the subjects. As we get closer to the annual meeting and CC&R recommended changes are finalized, committee will conduct several town hall meetings to provide additional insights and resources for community to be well informed of the proposed changes.

Compliance Committee – Sigrid Seymour reporting:

As there were no compliance issues to be dealt with this month, the compliance team did not have a formal meeting. However, with the assistance of Sigrid, the team met with RPM to review the current compliance process and to determine areas that needed improvement, more involvement by RPM, and areas that needed fixing prior to RPM moving to a new management system in 2024. The outcome of that meeting was:

1. Annual audits will continue to be performed by the compliance committee who will then pass off list to RPM for entry into the system.
2. One-off violations will be sent directly to RPM to manage. RPM will review situation, document, and provide recommendation to the board on any actions.
3. Once violation has been approved, RPM will be responsible for the timely management of the process ensuring first notice is sent out with comply date. Paul Taylor will be responsible for monitoring that violations are complied on by requested date, and if not, appropriate second or third notice notices are sent out, including all accumulated fines and fees as defined in the fining schedule.
4. There are currently over 70 compliance categories in OneSource that have become duplicative and obsolete. Susanne Lee will work with Cristina to consolidate and define list down to manageable range, with goal of completion by September 22nd.
5. Once this consolidation is completed, team will work with RPM to determine appropriate time frames for compliance for the various violations. Intent it to provide to board for approval at October meeting.
6. Team will create boiler plate verbiage for the various violation letters.
7. There are current challenges on ability to manage speed violations. This is partly caused by residents sending payments to either the LWR office or RPM offices in St. Petersburg. The Compliance system is not “talking” with the Accounts Receivable system. RPM will work to create program to match up these two for all future payments.
8. As RPM moves to their new management system, it will be important to work with existing data bases (Dwelling Live and the communications team’s data base) to ensure all residents are properly listed with correct emails and physical addresses, and correctly

noting snowbirds and their summer residents. Also need to ensure proper notation of renters.

Question was raised about which local HOA's had responsibilities for tree trimming and roof cleanings. Chuck stated that he had a comprehensive list of such activities for all 14 local HOA's; he will share with Paul.

Insurance Report – Brian Fischer reporting:

Brian reported that we have received bind confirmation for the Umbrella Policy and the increase of the Crime Policy limits to \$4M as approved by the BoD.

The property appraiser has been on-site to assess replacement cost of our structures, which basically consist of the gate houses, gates, monuments, walls, and mailbox kiosks. These values have not been assessed since 2016. Current assessment should be completed soon and appropriate coverage recommendation made.

The General Liability coverage is scheduled to renew in October. Last year's cost was about \$4K, but Brian anticipates the cost almost doubling. It was discovered that the current policy, contracted by the developer, never advised the carrier that our housing units grew from 650 units to 1,108 units. This update will be made when the policy is renewed.

Committee continues to work with the local HOA's to determine if there are any benefits to potential bundling or having a single agent to get better rates and service. They will continue to focus on competitive bids for renewals and developing a plan for common anniversary dates for all policies.

Brian presented a charter for the newly formed insurance committee. He moved that the board approve the new charter. Chuck seconded. All in favor; motion carried. New charter will be posted to the website.

44th Ave. and Lena Road Project Committee: Fred Booth reporting:

Committee met with Commissioner At Large George Kruse on September 6, 2023 at the Rosedale clubhouse. We provided him a background of concerns with the two projects that will impact the entrances to Rosedale – the 44th Ave. extension and the Lena Road extension. As the 44th Ave. project would be completed first, discussion focused on this area. Committee expressed safety concerns with the current development plan, as no traffic signal or round-about was planned, and we were working to get this added to the capital improvement plan for 2025, as the 2024 budget has already been approved.

Commissioner Kruse indicated this type of small meeting was exactly what was needed to advance these types of issues, and he felt he came away knowing our concerns, realizing and agreeing with the safety concerns for both the 44th Ave. area and potential traffic problems at our 87th Street gate area when the Lena Road project is completed. He had a planned meeting with Scott May of the county development team, whom we have been dealing with on this project, later in the day, and he was going to discuss the matter with him and get back to us.

We indicated we plan on gathering petitions from our residents and the businesses on Solutions Lane, as the 44th Ave. intersection traffic will impact them as well. Our intent was to present them to the BOCC at a future date. Kruse stated that petitions can help but the best method of communicating is to continue to work directly with members of the BOCC and the Planning Commission.

He stated that safety concerns were something the board took very seriously, and most of the other board members were bringing similar issues and proposals. In the past, he has supported their needs, as he feels they know the areas and needs better than he, so he relies on their expertise. His experience is the other board members to the same for other districts. While not a guarantee, it does reduce the height of the mountain we need to cross.

Although we have the new District 5 Commissioner, Ray Turner, also coming for a meeting with us at Rosedale on October 3rd for a similar luncheon meeting, he suggested we also try to meet with the other Commissioner At Large Jason Bearden in the same manner. He also recommended discussions with the Manatee County Planning Commission.

While Commissioner Kruse felt having a traffic engineer might be more than what we needed, we have decided to move forward. Committee had a conference call with engineer Friday, September 1st and were able to get some good insights into his experience and contacts within Manatee County as well as good advice and suggestions on areas we should address and research. He stated largest expense would be a full study for a traffic signal, but that may be something the county has already done. We will follow-up on that with the Planning Commission.

Committee is recommending moving forward with hiring Alex Anaya of ESRP Corp Engineering. His rate is \$215/hour and can be contracted by the hour. He would be available to attend meetings with the county staff. Gary Schaefer and Gil Waldman will develop a scope of work, with goal of having completed by next committee meeting September 20th. At the time, committee will fine-tune and submit to engineer for retainer. Board approved \$5,000 at August 2023 meeting for the hiring of such an engineer; it is not expected to cost any more than that at this time for the 44th Ave. project. This project will be completed long before the Lena Road project, so committee is focusing on this area now and will move to the Lena Road project later.

With no old business to discuss, meeting move on to new business.

New Business:

All new business items were covered during regular committee reports. However, Bob added some additional information regarding the budget. He stated that approximately 85% of the budget consisted of six major categories: landscape contract (Teal), cable, security (Allied), stormwater (maintenance of storm water ponds), utilities and administration (RPM). With our now compliant and adequate insurance levels, this expense would be another major portion of our budget. As little as 15% was actually discretionary spending.

With all business covered, Peter opened the meeting to any resident's questions.

Jerry Tippen inquired if street signs were supposed to be a standard height. He noted that the stop sign at Tobermory and Eastwood was very short in comparison to other signs. He also commented about the number of signs that were crooked or bent yet after Hurricane Ian, wondering why they were still like this and why it was taking so long to get them corrected. Tom Tangney responded that standard sign height was 7'. The stop sign in question was one that was scheduled for replacement by our vendor, but as previously reported, vendor has had issues with both product supply and labor. Most of the damaged signs have been replaced, but this one was still on the list.

Tom also stated that the newly hired handyman would be addressing many of the bent/crooked signage in the Links areas, and he would also be removing any broken post stumps remaining and install sod once removed. This should make a notable difference in the way things look in the Links very soon.

With no more resident comments and all agenda items covered, Rich moved to adjourn the meeting. Chuck seconded. All in favor; motion passed. Meeting adjourned at 3:52 PM.