

## **Recap of the Rosedale Master Homeowner's Association Board Meeting**

**July 11, 2024 – via Zoom**

This is a recap of the June Rosedale Master Homeowner's Association Board meeting held Thursday July 11, 2024 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. Additional information can be found by viewing the committee reports found on the Rosedale Homeowner's website.

With a quorum present, the regular monthly board meeting was called to order by President Peter Ingrassia at 2:01 pm. Notice was posted in accordance with Florida State Statute 720. Including board members and Resource Property Management, 32 people were in attendance.

**Directors Present:** President – Peter Ingrassia, Vice-President - Sigrid Seymour, Secretary - Chuck Allen, Treasurer - Brian Fischer, Directors Ed Mazer, and Scott Boyd. Director Rich Toscano was unable to attend.

**Approval of BoD Meeting Minutes June 13, 2024:** Ed made a motion to approve the June 13, 2024 minutes. Sigrid seconded the motion. All in favor; motion carried.

### **President's Report – given by Peter Ingrassia:**

1. Peter reminded residents that as we enter another political season, political signs or physical statements are not allowed in Rosedale as per our CC&R's. We've had a few instances where homeowners were flying the US Flag upside down as some form of protest. This is not allowed. Along those lines no signage, other than what is referenced in our CCRs for a security sign or a construction sign, is allowed. There have been some landscape type signs popping up here and there that may say "no mowing" or "no spraying" or something similar. These are not allowed and if you need to provide specific instructions to the landscape contractor, please work through your local HOA rep, or in most cases, you can contact the landscape contractor directly.
2. As reported last month, the Roads and the Storm Water Committees were combined, with the new committee being called the Utilities Committee. After consideration, it has been determined the committee's name will be the Infrastructure Committee, which more closely aligns with the duties of this committee.
3. A Town Hall is being planned for later this month or early August. We are working on scheduling a day, finding a location, and finalizing an agenda, so stay tuned for an announcement concerning this event.

### **Treasurer's Report – Brian Fischer:**

Brian reported that as the end of June, total assets were \$2,774,607, of which operating cash was \$1,565,358 and reserves were \$1,209,250.

As reported last month, we will be moving to an accrued reporting basis now, and have identified fixed expenses and discretionary spending. Our 2024 budget is \$2,621,616. Currently, monthly landscaping services, gate attendants, Hotwire, RPM property management, income tax, and contribution to the reserve budget will be classified as fixed expenses. These total \$2,045,246, which does include our known budgeting error of \$40,000 attributed to the Hotwire contractual increase as well as moving the door bonus into the operating budget in graduated amounts over the length of the contract. The remaining categories will be categorized as discretionary funds, which total \$576,370 for 2024 discretionary spending.

To date, we've spent \$168,994 in discretionary funds, leaving an available balance of \$407,376. However, our planned discretionary projects currently exceed this amount, meaning we will need to look at projects to be delayed or cut back as the year progresses.

As reported last month, our annual audit was not completed as required, but it is well on the way to being completed. We anticipated it being done by the end of July.

Additionally, the board approved an updated reserve study to be completed by our outside experts, Reserve Advisors (RA). Key committee chairs and board members will meet with the Engineer from RA in September, with a report being completed shortly thereafter. This will enable the board to determine the reserve needs both next year and into the future.

Brian announced that the current existing members of the finance committee – Margaret Flanagan, Maureen Ronning, and Kristi Greenslade – have asked to step down from the committee. Brian thanked them for their many years of service and assistance to the community. Brian moved that the board approve two new members to the committee – Ed Serra and TJ Hicks. Both are experienced CPA's and will bring much appreciated expertise to the committee. Chuck seconded the motion. All in favor; motion carried. Chuck will update the committee list.

Brian recommended that the board meetings be moved back a week so there would be adequate time for the finance committee to review and report the monthly financial position. This would also benefit the compliance committee's timing as well. Brian moved to change the future board meetings to the 3<sup>rd</sup> Thursday of each month. Ed seconded. All in favor; motion carried. Peter reiterated that this change would be effective with our August meeting, meaning the next board meeting will be August 15, 2024.

### **Committee Reports:**

#### **New Infrastructure Committee – Tom Tangney reporting:**

Tom requested board approval for up to \$12,000 for pond and seawall restoration. This will include pond bank restoration and retaining wall repairs to address erosion, drainage and seawall deficiencies on the HOA maintained areas in Sweetbriar, and repositioning of a weir skimmer on pond 16 to facilitate SWFWMD recertification. This will be a reserve expense. Sigrid moved to approve the expense. Ed seconded. All in favor; motion carried.

Tom requested the board approve \$1,140 for the addition of plantings and backfill along the bridge near the recently repaired leaning pillar at the entrance to North Bridge to prevent further erosion per the engineer's recommendations. Existing plants along the bridge will be trimmed as well. Chuck moved to approve the expense. Ed seconded. All in favor; motion carried.

Tom requested the board approve \$9,850 to cover excavation, installation of drains, and re-sodding of the Royal Dornoch common area to improve drainage. This includes the \$2,400 for the excavation portion that was approved by the board last month and inadvertently coded as a Landscape expense. Christine confirmed that the expense had been re-coded against the reserve budget already, so no ledger changes were needed. Chuck moved to rescind the \$2,400 motion from June. Sigrid seconded. All in favor; motion carried. Sigrid moved to approve the expense for the total job and charged appropriately to reserves. Ed seconded. All in favor; motion carried.

Tom stated that the sign repair and replacement project that had been assigned to Lykins earlier this year has been completed. A punch list of items yet to be fixed or done was reviewed with vendor last week. The vendor has addressed and completed all the work. This job is now due payment. Total due is \$16,719.35, which will be a reserve expense. No down payment was ever issued, so total due is accurate. Chuck moved to approve payment for this project. Sigrid seconded. All in favor; motion carried.

Several issues were identified by our contract engineer in support of SWFMWD pond recertification:

- Brush needed clearing from ponds 13 and 14 (behind the club parking lot). CH6 has cleared this brush to allow for certification.
- The skimmer above the weir elevation on pond 16 – this is part of the approved previous request. Our contractor, ANJ, will correct this.
- Several areas of bank erosion were noted. These will not interfere with recertification, but they should be addressed via plantings. Landscape committee will investigate.

The No Parking Signs have been installed on the north side of Malachite Dr. The new vendor (FastSigns) did a good job and cost came in under budget. They will be considered for future jobs as an alternative to our current sign vendor.

Tom reported that the well point depressions at 88<sup>th</sup> St E and 49<sup>th</sup> Ave E have been repaired, and repaved, as well as the asphalt damage at the end of 88<sup>th</sup> St. E in the cul-de-sac.

Tom reported that blinds were installed in the 44<sup>th</sup> Ave gatehouse. The attendants report a significant improvement in reducing the glare. This, combined with the new AC unit and the tinting of the windows has enabled the gatehouse to maintain a reasonable interior temperature this summer. Replacing the two broken ceiling fans in both gatehouses will be the next project – dimensions of the units have been taken for potential replacements.

The bid package for the painting project, which includes entrance monument signs, pillar medallions, community mailboxes, gatehouse roofs and concrete island curbing, has been

submitted and reviewed on site with the painter. Final bids and color recommendations are pending.

**ARC Committee – Peter Ingraffia reporting:**

Peter reported the committee met twice in June and reviewed 33 requests, up significantly from the 26 requests in May. Peter stated this increase was due to the large number of roofs being replaced in Rosedale. He also shared that the committee had approved a metal roof replacement – a first for Rosedale. Should the resident decide to continue with the metal roof, it will look like regular barrel tiles. Of the other requests made, none were denied. One request is under review waiting on additional information.

**Landscape Committee – Sigrid Seymour reporting:**

Sigrid provided an update on upcoming projects:

- Brown’s Tree Service will be coming in July to perform the annual trimming of palms and selected oak trees, as well as remove several diseased and dead trees. Estimate is \$20,778 and will be taken from the previously approved budget of \$22,500 given to the committee earlier in 2024 to deal with these issues as they arose. Total tree trimming budget is \$45,000.
- There is a dead palm in the dog park. Teal will be removing ASAP.
- Summer annuals have been planted, and this year they were only planted at the two entrances – SR70 and 44<sup>th</sup> Ave. Rationale was that last summer’s heat proved to be hard on the summer plantings given the lack of rain we received, so this year, we cut back on the summer plantings. Come fall, a more extensive, regular planting of seasonal flowers will occur.
- The committee is waiting for additional bids on the 44<sup>th</sup> Ave entrance enhancement project in order to complete the Manatee Enhancement Grant application process. Committee is expecting approval in late August.
- Susan Griffith from the University of Florida IFAS Extension will be visiting on July 26<sup>th</sup> to review Eastwood Park and the challenges we face there and offer her suggestions. Susan has come to Rosedale in the past at the request of the committee and provided very helpful insights and information.
- As this impacts the Links 3 residents, the committee sent a letter for distribution to the HOA president outlining the work that has been done with JR Evans and the findings discovered to date. These details can be found in the committee report submitted. Susan’s visit will be an attempt to develop a landscape plan that will help with the flooding situation that occurs in the park during the summer months.

**Community Access Committee – Peter Ingraffia reporting:**

The radar was put out 15 times in June: 4 times on 87<sup>th</sup> St., 9 times on Tobermory, and 2 times on 52<sup>nd</sup> Ave E. There were 119 speeders identified: 24 residents, 3 tenants, 15 guests, 30 vendors, 18 club related, and 27 that could not be identified. Of the speeders documented, 96

were at speeds less than 35 mph, 22 were at speeds less than 44 mph, and one speeder was recorded exceeding 45 mph. The report was sent to the compliance committee.

Peter reported that the Malachite passenger gate was still not repaired properly. Contact has been made with the locksmith and this should be resolved shortly.

During the month of May, the committee processed 34 requests, 18 of which were related to leases, access, warranty deeds and barcodes, 6 relating to support of the communications committee, and the remaining requests handling gate malfunctioning or damage issues, the speed program, gate security meetings and the compliance committee.

**Communications Committee – Ed Mazer reporting:**

Ed reported business as usual. The committee responded to 9 inquires in June. 7 email blasts were sent out to the community during the month of June. 7 new homeowners were welcomed into the community by the welcoming committee.

**Lighting Committee – Chuck Allen reporting:**

Several lights are out at the SR70 exit area and around the 87<sup>th</sup> and 54<sup>th</sup> Ave 4-way stop. Pleasant Lightscapes has been contacted for repairs.

There was an issue with the portico lights at the SR70 gatehouse always being on. A timer switch was added for the exit side, but no switch could be found for the entrance side. Rayco came out and determined the lights on the entrance side were wired into the same circuit as the outlets that control the computers and monitoring systems; therefore, it cannot be on a timer nor turned off. This may have been a security feature when the building was built, but it is unreasonable to try to re-wire these lights to a separate circuit. Therefore, they will remain as is and on all the time. However, we have installed a timer switch on the outside carriage lights.

**Community Standards and Practices:**

There was no formal report. However, Ed reported that the committee is looking at the By Laws for possible updates, and with the new HOA legislation passed concerning statute 720, the committee will continue to review these changes as to potential impact to any of Rosedale's CC&Rs. Scott will have an update of the recent legislation later in the meeting.

Ed stated that Rich Toscano would be stepping down from the committee, as with Scott Boyd now a board member, we needed to reduce the number of board members on this committee.

**Insurance Report – Brian Fischer reporting:** There is nothing new to report this month.

**44<sup>th</sup> Ave. and Lena Road Project Committee – Chuck Allen reporting:**

As Fred Booth was temporarily unavailable, Chuck gave the report.

He stated that the committee has been advised by County Commissioner Raymond Turner that the extension of Lena Road from 44<sup>th</sup> Ave has been put on hold. The round-about will be constructed on 44<sup>th</sup> Ave, but traffic will not be able to go either north or south onto Lena Road at this time. No date was given for when the project would be reinstated. The committee will keep

communications open with the Commissioner's office to stay on top of this issue. However, at this time, the committee will not pursue any actions with the county concerning traffic issues at our SR70 entrance until such time the project is re-opened. For now, Rosedale residents will not have to deal with any more traffic at the SR70 entrance than what they have right now.

Committee still plans on meeting with Commissioner Turner in the next month or so to continue discussions on 44<sup>th</sup> Ave construction and potential issues there.

Chuck moved on to provide a security update on the work being done on the 44<sup>th</sup> Ave project. As reported, the team has met with several cement wall companies to secure bids and determine if and how a cement wall could be built behind Pond #1 in the Links. A recap of what has been discovered and the various pros and cons of such a wall were outlined. With the potential construction hurdles and cost of a cement wall coming to light, the committee has also reached out to three aluminum fence vendors. To date, we've learned that there are not as many obstacles with an aluminum fence as with a cement wall, and construction concerns are virtually none. Committee is gathering costs so an in-depth analysis of costs and pros and cons can be developed for review and recommendations in the next several months.

The committee is aware that residents are concerned with potential traffic noise. The committee has reached out to both the county and our traffic consultant to gather documentation regarding the effectiveness of various types of walls, barriers and vegetation have on noise mitigation.

Both cement and aluminum companies have stated that we need an updated survey of this area in order for any planning or work to begin. Chuck stated that the committee was checking with the county if such a survey had been completed for their road work project, as well as possible surveys from SWFWMD. If these can be obtained, they will be given to the construction companies to determine if they are adequate. However, if not, we'll then need to do a survey. Committee has reached out to 4 local surveyors, and Clements Surveying of Palmetto, FL have provided the best cost proposal for this work at \$3,500. As this is a pivotal requirement to move this project forward, Chuck did not want to wait until the August meeting to get this started if the previously mentioned measures for a survey were unsuccessful. Chuck moved to approve hiring Clement for this project. Upon approval, lead time for this work would be 4-6 weeks. Sigrid seconded. All in favor; motion carried.

### **Compliance Committee – Fred Booth reporting:**

Fred provided a report of the Hearing committee, which met July 5, 2024. One resident appeared before the committee to contest their speeding fine. After hearing the resident's explanation, the committee agreed the fine should stand. All other fines issued were confirmed by the committee.

The compliance committee met on July 9, 2024. They reviewed the June speeding list received from the Access Committee. There were 46 fineable speeders in June. One resident was found speeding twice within the month, and 1 resident's guest was found speeding twice. There were four first-time guests found speeding; they will receive a warning letter, as their speed was less than 35 MPH. This breaks down to 41 - \$25 fines for residents and guests with speeds below 35

MPH, 1 - \$100 fine for a resident with speed in excess of 35 MPH, and 4 first-time warning letters.

For the Rosedale Golf and Country Club employees and off-site members, 1 employee and 5 off-site members were found speeding during the month of June. Of these, 5 were speeds less than 35 MPH, and one was at a speed exceeding 35 MPH. Per the guidelines, those 5 persons with speeds less than 35 MPH receive a \$25 fine, and the 1 person with a speed 36-44 MPH receives a \$100 fine. Fines will be levied against the Rosedale Golf and Country Club, not the individuals. Total of fines to be assessed to the club is \$225.

Fred recommended the board assess the fines to the residents and the club per the speed infraction guidelines. Peter moved to waive the reading of the names of the speed violators; however, addresses would be published in the official meeting minutes. Chuck seconded. All in favor; motion carried. Peter moved to approve the committee's recommendation for the 41 individuals with a \$25 fine, the 1 resident with a \$100 fine, and the four warning letters, as well as the \$225 fine to the Rosedale G&CC for their off-site members and employees. Brian seconded. All in favor; motion carried.

Fred stated that residents were still putting vendors in as guests in Dwelling Live, which then shows up as such on the monthly speeding report. The access committee communicates with vendors concerning their speeding, and their efforts have helped the overall situation. However, when resident's put in vendors as guests, they fall off the radar for such overview. While this has been communicated several times in the past, Ed will send out another communication asking residents to ensure they classify their vendors correctly when entering them into the system.

The committee reported 5 new violations to RPM. A notice to comply within 30 days will be sent to those individuals. Also, a previous notice for a roof cleaning had been contested by the homeowner. Committee is denying rationale for delay and has given individual 45 days to comply.

There have been previous discussions concerning a Koi Pond and complaints that it was attracting rats. Upon investigation and review of experts, it has been determined that the Koi Pond is most likely not attracting rats in the area, but rather the rats are coming from adjacent palm trees. They recommended those trees be trimmed and eliminate the nests if found there.

There is a home on 88<sup>th</sup> who's yard is badly in need of repair; they have been sent a 30-day notice for correction. Also, a resident has been found with a bird feeder – a violation letter will be sent.

It has been discovered that there is a lag between when the RPM accounting department notes a fine has been paid and when RPM administration sees that information, causing delinquent letters to go out when the fine has, in fact, been paid. RPM is looking into this issue and working to improve the procedure.

## **Manager's Report – Christine Farnham reporting:**

Christine noted that the second Vantaca training class is scheduled for Friday, July 12<sup>th</sup> at the 19<sup>th</sup> Hole at the clubhouse. So far, 25 residents have registered for the class. Christine suggested setting up another training class in mid-August. Sigrid will determine when the room is open, and an announcement will be made to the community.

Christine shared an excel spreadsheet that she noted projects / tasks that she was working on and their status.

With no old business to discuss, Peter moved on to new business. Most of the new business items had been covered during the various committee reports except two items:

- Mid-year financial audit request: Brian requested that the board hold off on this request until his new committee had a chance to review the Vantaca data and determine status.
- New HOA Rules and any impact to Rosedale: Scott Boyd provided a review of the three changes to Florida Act 720 made by the legislature, effective July 1, 2024. There were three main sections:
  - o CS/HB 293 – Hurricane Protection for HOA's
    - Rosedale's CC&R's allows homeowners to add hurricane protection and as such, meets these requirements.
  - o HB 59 – Provision of Homeowner's Association Rules and Covenants
    - Rosedale Master HOA currently has a published copy of all governing documents on the website, and as such, is already in compliance with this requirement.
  - o CS/CS/HB 1203 – Homeowner's Associations
    - This section had several areas to review. These are the areas that Rosedale already complies:
      - Community Association Managers continuing education
      - Financial reporting and auditing
      - Requirements to provide accounting
      - Educational requirements and certification of board officers
      - Enforcement of Covenants and Rules
      - Having a Hearing Committee to review fines
      - Garbage receptacles and fines
      - Associations cannot prohibit a vendor entry because they are not on a preferred vendor list of the HOA
    - There are two areas that will need further review to determine compliance needs and actions. Those are:
      - Official records – those associations with 100 or more parcels must maintain a digital copy of specified official records for download



on the association's website, effective January 1, 2025. Rosedale has two local HOA's with more than 100 units.

- Vehicle parking. the current Rosedale CC&R's and policy is under review to determine if any changes need to be made to comply with this requirement.

Ed asked if there was a timing concern if we needed to change a CC&R, as we normally did such changes via a community vote tied into the annual meeting. Peter stated that if we needed to make any changes earlier than the annual meeting, we could still do a community vote via both paper and our electronic voting platform as set up last year.

RPM's experts continue to review these changes as well, so we'll continue to evaluate and examine potential impact. The good news is that Rosedale is ahead of the curve and already in compliance with most of these changes.

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

Joe Brookes was concerned with the new legislation passed, as his HOA, Links 4, has more than 100 homes and currently does not have a website. He wants to work closely with Scott on this, as his HOA has the same legal counsel as the master. Various opinions have been stated, one of which suggests the local HOA's are sub-HOA's of the master. Scott will work with Joe on this matter, as the deadline for compliance for this measure is January 1, 2025. There are two HOA's within Rosedale with more than 100 units – Links 3 and Links 4.

Susan Hetzler had several comments:

- Susan thanked all those that had placed American flags throughout the neighborhood for the 4<sup>th</sup> of July week. She thought the community looked beautiful and those involved did a great job of putting the flags up and then taking them down.
- She asked about the common area at the end of the cul-de-sac on Carnoustie, as it appeared as if the area had been cut and sprayed recently. She asked who did this work and what was the on-going plan for this area. Sigrid responded that this area was part of the invasive maintenance area targeted for treatment this year, and the work was done by Crosscreek. The plan is to have a regularly scheduled maintenance plan to keep the invasives down, and to do so will be much more cost effective. With the invasives treated, the natural vegetation can now re-grow in those areas.

Dave Kuchinski had several comments:

- Dave asked about the work that was approved to repair the pond and weir. He stated that this was a shared pond, so any repair costs should be shared with CH6 - had the committee followed up with CH6 as such. Sigrid thanked Dave for his comment, stating the engineer had stated that this was a shared pond and would designate it as such, but we should be noting that in our discussions.

- Dave had asked earlier in the year for a report showing overdue fine payment status. Initial request was to show number of fines and amounts outstanding, and at the time, it was thought this report could be available. However, nothing has been produced or shared. Brian stated that the new Vantica software had a receivables report, and he would look at this info and see if such a report as Dave is requesting is either available or could be created.

With no other resident comments and all agenda items covered, Scott moved to adjourn the meeting. Ed seconded. All in favor; motion passed. Meeting adjourned at 4:08 PM.

The next Board of Director's meeting will be Thursday, August 15, 2024.