

**Minutes of the Rosedale Master Homeowner's Association Board**  
**December 9, 2021 – via Zoom**

The Rosedale Master Homeowner's Association Board meeting was held on Thursday, December 9, 2021, at 2:00pm via Zoom.

With a quorum present, meeting was called to order by Don Goodenow at 2:02pm. Notice was posted in accordance with Florida State Statute F-720.

**Directors Present:** President – Don Goodenow, Vice President – Peter Ingrassia, Secretary – Paul Meehan, Treasurer – Bob Eisenbeis, Director – Fred Booth, Director – Bill Moran and Director – Jim Lamy.

**Approval of BOD Meeting Minutes November 11, 2021:** Paul Meehan made a motion to approve the November 11, 2021, minutes. Peter Ingrassia seconded the motion. All in favor, motion passed.

**President's Report:** Don Goodenow discussed the posting of meeting minutes and committee reports to OneSource and the Rosedale website. The Board agreed to the following process: RPM to provide draft minutes to BOD within 4 business days; Board members to provide comments to RPM within 4 business days; Paul Meehan to then approve posting of draft minutes within 4 business days; Paul Meehan to then send to Communications Committee and RPM for posting.

**Treasurer's Report:** Bob Eisenbeis gave the report.

**Committee Reports:**

**Cable Committee** – Jim Lamy made a motion to approve entering a contract with Charter Communications, understanding that there are a couple of details to be finalized. Peter Ingrassia seconded the motion. All in favor, motion passed. Jim Lamy made a motion for a resolution to recognize the efforts of Henry Sunkenberg throughout the process of establishing a new contract for cable and internet service. Bill Moran seconded the motion. All in favor, motion passed.

**Roads Committee** – Tom Tangney gave the report.

**Stormwater Committee** – Gary Schaefer gave the report. Stormwater has recommended that the 4-to-6-foot buffer of 12-inch-tall vegetation around all ponds be managed by the MHOA instead of local HOAs or individual residents. Gary Schaefer also asked that the Board consider the use of Reserve Funds to correct punch list items after swale reconstruction in the Links where builders are uncooperative will be addressed after SWFWMD staff meet with SWM Committee and its Professional Engineer.

**ARC Committee:** Don Goodenow gave the report.

**Landscape & Irrigation Committee:** No report.

**Community Access Committee:** Bob Eisenbeis gave the report. Bob Eisenbeis made a motion to recognize Bob Young's service on the Committee. Jim Lamy seconded the motion. All in favor, motion passed. Bob Eisenbeis made a motion to step into the chair position. Bill Moran seconded the motion. All in favor, motion passed.

**Communications Committee:** Jim Lamy discussed. Jim Lamy made a motion to welcome Bonnie Czekenski to the Committee. Bill Moran seconded the motion. All in favor, motion passed.

**Legal Committee:** No report.

**Compliance Committee:** Fred Booth gave the report. Fred Booth made a motion to recommend the Board to approve a fine for a non-compliance violation on an individual. Peter Ingraffia seconded the motion. All in favor, motion passed. Bill Moran made a motion to approve a fine for an individual using the amount in the schedule to repeat as a recurring violation and to begin on the cure date. Peter Ingraffia seconded the motion. All in favor, motion passed.

**Lighting Committee:** No report.

**Old Business:**

Nothing to discuss.

**New Business:**

- a. **Adoption of 2022 Budget:** Bob Eisenbeis made a motion to adopt the 2022 budget. Fred Booth seconded the motion. All in favor, motion passed.
- b. **Approval of swale replacement on Rosedale lots:** Deferred. Pending receipt of dollar amounts.
- c. **Links 2 Amendment:** Rich Toscano discussed. Bill Moran made a motion that the request from Rosedale Links 2 for amendments to its documents be recognized and approved as presented, with the understanding that the new provisions do not appear to be less restrictive than those in the Master Association documents (CC&Rs, AOI, and Bylaws). This recognition and approval in no way binds the Master Association to that determination. In the event of a dispute or if the Master Association documents are modified in the future, the Master Association shall determine if there is a conflict between the Master Association documents and the Rosedale Links 2 documents, and the Master Association's documents shall control and supersede any neighborhood document as stated in Article IV, Section 4, of the Master Association documents. This recognition and approval of Rosedale Links 2's new provisions are not based on any legal or administrative review, which is solely the responsibility of Rosedale Links 2. Peter Ingraffia seconded the motion. All in favor, motion passed.

**Adjournment:** Fred Booth made a motion to adjourn meeting. Peter Ingraffia seconded the motion. All in favor, motion passed. Meeting adjourned at 4:40pm via Zoom.

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Paul Meehan, Secretary

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Date

Attachments:

Treasurer's Report,  
Cable Committee Report,  
Roads Committee Report,  
Stormwater Committee Report,  
ARC Committee Report,  
Community Access Committee Report,  
Compliance Committee Report