

November 28, 2021

To: All Rosedale Community Council Members

Subject: Recap from committee meeting – 11/17/2021

The meeting of the Rosedale Community Council was called to order by Chairman Mike Zinn. November's meeting was held in-person at the clubhouse, but was also streamed via Zoom. 12 RCC members were in attendance, with 10 of the 14 HOA communities represented and 2 of the non-HOA communities represented. We also had 6 homeowners join our meeting. Joe and Kellie Miller of Miller Results continue to facilitate, assist with any technical issues, and conduct polling on proposals.

Mike reviewed the agenda, then affirmed we should be good until the end of the year financially. Mike confirmed that we had clubhouse space until the middle of 2022 at no charge. Meeting dates for first half of 2022 will be: Jan 19th, Feb 16th, March 16th, April 20th, and May 18th. Mike asked that all RCC representatives send him the agreed upon \$50 to cover 2022 expenses (as planned for now) by December 15th. Unknowns remain what clubhouse costs will be for remainder of the year and if we continue with Zoom meetings. If we don't need the funds, refunds will be made to each member appropriately.

Paul Dain gave an update on ARC requests made to the master board and the ARC committee. Three requests were sent; no response has been given as of yet. Those three requests were:

- Local HOA's are not being informed of the status of ARC requests. RPM states that is not their responsibility.
- Is it necessary for local HOA's to forward ARC proposals to the master committee if the local HOA denies the request?
- What action can be taken by the HOA if homeowner starts or completes a project without ARC approval or permits? Can ARC take action or levy fines?

Paul will let Mike know if ARC responds. If not, will re-ask at December board meeting.

Mike discussed recommendation for staggered terms for RMHA board members. Such a change would allow for some continuity on the board as well as preserving and maintaining a smooth transition of knowledge. Chuck provided an update from communication with Peter Ingrassia. Peter stated the HOA he came from had staggered terms and he supported such a change to our by-laws. It remains to be seen if such a change is made to the by-laws when the community sees the changes made and can vote on those recommended changes. Mike will send memo to master board stating the RCC supports staggered terms.

Mike reviewed the status of several recommendations made to the RMHA:

- Susanne Lee provided a compliance update. Letters from the neighborhood audits have all been sent out to homeowners needing to take corrective action. A question was raised concerning the audit letters – who does the homeowner respond to with any questions or when work is completed? Susanne will take suggestion to the committee for follow-up and clarification for future letters. Committee is working on a flow chart utilizing examples and suggestions sent in.

- Chuck provided an update on proposed budget recommendation, which was to get input from the community. Board has already finalized the budget and sent to board members for review. Budget to be approved at December's board meeting. With no further information, its hard to know what budget will be and what will or will not be funded. Bob Scully brought up issue of board having the ability to borrow if additional funding is needed. Per the by-laws, they have the authority to do so, but if they do, they need to put funding to repay in the next year's budget.
- Dave Kuchinski provided a compliance and appeals update. The master board disbanded the appeals committee without any discussion or vote. As Dave interprets our by-laws, the appeals process is to be an independent committee. There has been no response from the legal committee on the discussion of this ruling to disband. Dave will continue to follow up.

Mike reviewed governance recommendations. Several areas were recommended, including distributing meeting agendas, having committee reports available via a link to meeting invitations, liaison roles, committee spending authorization without board approval, written guidelines for homeowner participation in board meetings, and conducting town hall meetings. Most, if not all, have been discussed at past board meetings, but to date, many remain unacted upon. Mike will continue to follow up. Dave brought up concern on meeting protocol in that a vote is taken to end the meeting before allowing homeowners to speak. Also concerned that homeowners are not allowed to comment or provide input during the meeting. As is stands now, no homeowner's comments or concerns are captured in the official minutes. Bob stated the Florida rule 720 could be reason for meeting format and impacting discussions. It also could be impacting record keeping. Need to review 720 closer to understand implications better.

With no more comments or questions from the floor, Mike adjourned the meeting.

Next RCC meeting will be Wednesday, December 15th at 1:30 PM. Meeting will be at the clubhouse. Mike will review if we'll also conduct the meeting via Zoom with the assistance of Miller Research, so stay tuned for that information. Next Board of Director's meeting is December 9th from 2-4, which is expected to be via Zoom.

Chuck Allen

RCC Secretary