

**Minutes of the Rosedale Master Homeowner's Association Board**  
**March 10, 2022 – via Zoom**

The Rosedale Master Homeowner's Association Board meeting was held on Thursday, March 10, 2022, at 2:00 PM via Zoom.

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

**Directors Present:** President – Peter Ingrassia, Vice President – Jim Lamy, Secretary – Chuck Allen, Treasurer – Bob Eisenbeis, Director – Fred Booth, Director – Ed Mazer and Director – Sigrid Seymour.

**Approval of BOD Meeting Minutes February 10, 2022:** Fred Booth made a motion to approve the minutes. Jim Lamy seconded the motion. All in favor; motion carried.

**President's Report:** Peter Ingrassia stated that all the amendments / changes to the CC&Rs passed with 2/3 majority. Documentation of such will be signed by required officers and then filed with the county. Task now is to enact and implement the changes that have been made. Also need to look at others that need updated. Committee will discuss further on how to get this done.

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

**Committee Reports:**

**Cable Committee** – Jim Lamy gave the report. Jim provided same recap he gave at the annual meeting March 7th and at the special board meeting to consider the new cable offer on March 4th. This recap was sent to all Rosedale residents via a communications blast as well as posted on the Rosedale homeowner's website. Jim added that he felt the committee needed to divide themselves into two: one covering ongoing installation process, and another handling ongoing communications / updates to the community and everyday cable business. As such, Jim is asking for more volunteers. Jim made a motion to add Greg Morton as a new member for the cable committee. Chuck Allen seconded the motion. All in favor; motion carried. Greg will be added to the cable committee list. Jim stated that there would be ongoing communications to the community as this project rolls out.

**Roads Committee** – Tom Tangney gave the report. Tom had originally sought to gain approval of an ongoing cleaning contract with Cape Coral. This contract would be a multi-year contract covering cleaning of sidewalks, gutters, monuments, and walls. However, after consideration, he asked to hold off on this proposal as he evaluates pricing proposal verses how funding is budgeted for all these projects. Tom will have a follow-up for the next meeting.

**Stormwater Committee** – Gary Schaefer gave the report. Admiral is the new pond maintenance company replacing Aquagenix. Contract for a full year is \$32,832; budgeted amount is \$31,606. Writing a contract for the 10 months remaining would equate to \$27,360. With \$1,400 already spent to do a temporary treatment of the ponds in the interim of finding a replacement company,

signing a 10-month contract with Admiral would be within budget. Bob Eisenbeis stated that it would be best to have calendar year contracts; therefore the 10-month contract would be preferable. Jim Lamy made a motion to have Gary pursue a 10-month contract with Admiral. Fred Booth seconded the motion. All in favor; motion carried. Fred Booth made a motion to use Teal Landscape for the swale repairs. Bob Eisenbeis seconded the motion. All in favor; motion carried. Gary had bids from vendors to address the accidental bank erosion by a break in the reclaimed water structure at Tobermory and cleaning out sediment out of the bottom of a drainage ditch. Teal Landscape was the low bidder on the projects, at \$2,500 for the first job and \$3,000 for the second. Part of this expense may be collected from a homeowner that caused original damage. Bob stated that funding for these two projects would be split, with one being covered in-budget and the other by reserve funding. Fred Booth made a motion to approve Teal Landscape and funding for the project. Sigrid Seymour seconded the motion. All in favor; motion carried.

**ARC Committee:** Peter Ingraffia attended Wednesday, March 9, 2022, meeting as the new chair of this committee. Peter stated he had no specifics, but committee had reviewed many ARC requests and were doing a great job of moving them along. He plans on have better metrics for the next board meeting.

**Landscape & Irrigation Committee:** Cheryl began with request to fund the Baltry Court project. This proposal had been presented at February's board meeting, but as project is unfunded, board asked committee to look at other possible funding options. Cheryl felt this area needed to get done, as it had been discussed for many months with no action. However, she was having difficulty finding other areas that could be put off and the funding used for Baltry Court. After much discussion, board and Cheryl agreed to look closer at the tree trimming budget and potentially move some of that to later in the year or first quarter of 2023 when it could be budgeted for. Chuck Allen made a motion that the Baltry Court project be approved for the grading, installation of irrigation, and sodding with St. Augustine (\$2,575 for the irrigation by Teal; \$19,800 for the grading and sod installation by Brightview Landscaping). Sigrid Seymour seconded. All in favor; motion carried. Bob stated this would be recorded as an unfunded line item.

Cheryl had requested approvals for the following:

- IDA valve locations - \$2,000
- Repair electrical boxes on Malachite and 98th St. E - \$1,176
- Palm tree trimming along 52nd Ave E - \$5,000
- 12 Oak tree trimmed along 53rd Terrace E and 53rd Dr. E - \$1,225
- Flower replacement in the pots at the SR70 entrance - \$143

After discussion, it was agreed to hold off on the palm tree trimming as suggested in the Baltry Court discussion. Chuck Allen made a motion that all of Cheryl's request listed except the palm tree trimming be approved. Peter Ingraffia seconded. All in favor; motion carried.

Board charged landscaping committee to take information and items discussed and develop a plan for the tree trimming budget for the remainder of the year.

**Community Access Committee:** John Sasa gave the report.

**Communications Committee:** Ed Mazer gave the report. Ed made a motion to add Beatrice Davis and Tony Provident as new Committee members. Jim Lamy seconded the motion. All in favor; motion carried. Committee is working with Miller & Associates to ensure timely notifications are

sent for ARC and master board meetings. Charge is \$45/month, where Miller would automatically notify residents of said meetings and provide link to register for the meetings. Ed Mazer made a motion to approve. Jim Lamy seconded the motion. All in favor; motion carried. Bob stated charge would come out of administration budget.

**Legal Committee:** No report.

**Compliance Committee:** No report.

**Lighting Committee:** No report.

**Old Business:**

Nothing to discuss.

**New Business:**

- a. Board Member Staggered Terms:** The old board had proposed a change in the By Laws – Article IV – Directors, section 4.3 – Term. Proposal changed the existing single year terms for board members to staggered 2-year terms starting in 2023. The top 4 vote getters in the 2023 election will serve for a 2-year term, with the remaining 3 serving a 1-year term. In 2024, only three board members will be elected, and those 3 will be for 2-year terms. Thereafter, the community will only elect the number of board members as those that have expired terms. Rationale for this change is to ensure continuity of the board and its institutional memory and the knowledge loss that would occur should all board members resign or not run for re-election at the same time. As this is a By Law change, it does not require a vote of the residents but rather a vote of the board. Ed Mazer made a motion to approve the change of terms of the By-Laws. Fred Booth seconded the motion. All in favor; motion carried.

**Adjournment:** Fred Booth made a motion to adjourn meeting. Sigrid Seymour seconded the motion. All in favor, motion carried. Meeting adjourned at 4:02pm.

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Chuck Allen, Secretary

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Date