

**Minutes of the Rosedale Master Homeowner's Association Board Meeting
August 11, 2022 – via Zoom**

The Rosedale Master Homeowner's Association Board meeting was held on Thursday, August 11, 2022 via Zoom.

With a quorum present, meeting was called to order by Peter Ingraffia at 2:01 PM. Notice was posted in accordance with Florida State Statute F-720.

Directors Present: President – Peter Ingraffia, 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 July 14, 2022: Fred Booth made a motion to approve the July 14, 2022 minutes. Bob Eisenbeis seconded the motion. All in favor; motion carried.

President's Report: Peter Ingraffia reported on several areas:

- The Hotwire installation process is moving along well, yet many residents have not had their meeting with Hotwire to discuss installation needs and services. Residents need to contact Hotwire and make an appointment to do so ASAP.
- In-person board meetings: There is no availability at the clubhouse for the remainder of the year. RPM has contacted the library and area churches for space, but nothing is available. RPM will continue to look for a suitable location. Board members have agreed to be flexible on the meeting day should something become available (not necessarily Thursdays).

Treasurer's Report: Bob Eisenbeis gave the report.

Committee Reports:

Cable Committee: Jim Lamy gave the report. Jim stated that next step is to begin the in-home installations. Hotwire is expected to begin this next week. Hotwire is expected to send emails to residents providing them details on this installation process and dates.

As Peter mentioned in his President's report, still many residents that have not had their 1:1 meeting with Hotwire. Jim encouraged everyone to call and make that appointment ASAP.

Now that the cable installation is completed, Hotwire is working with our engineer for swale restoration / repairs.

The Hotwire equipment hub that will be placed near the Highland Circle and the pumping station is still awaiting permit approval. The temporary equipment trailer located on 87th Street will be adequate to get the community up and running. When the Hut is finished, Hotwire will move the

equipment to the hut, a process they've assured us is not particularly difficult. The Hut will likely be in place a month or so after our service cutover.

Roads Committee: Tom Tangney gave the report. Tom asked for a motion to revise the funding approval for the bent signpost on 52nd St. Original estimate was \$1,200; new amount is \$1,444.50. Chuck Allen moved to approve revised expenditure. Fred Booth seconded. All in favor; motion carried.

The road surface hole that opened up on 96th St. E revealed a significant underground void beneath the pavement, caused by a faulty pipe connection to the inlet box. An emergency assessment and repair was conducted by our contractor ANJ with engineering support. Expense will be approximately \$5,800, which will come out of reserves. There may be a small additional invoice for engineering services coming yet.

The road surface hole on 88th St. E by the golf cart crossing was reviewed and assessed by the county, who found that it does not appear to be sanitary sewer or water line related. Committee is looking to get someone out there as soon as possible to begin repair as well as gain a better understanding of overall issue.

ARC Committee: Peter Ingraffia gave the report. Peter stated that 27 requests had been reviewed in July.

In June, discussion ensued regarding trees planted close to driveways which are causing harm to the driveway structures. The ARC has learned that a tree within 6' of a driveway can be removed without County approval provided there is at least one other street tree on the property. An ARC request is still required. ARC guidelines will be updated to reflect this change.

Currently some ARC requests are being held up waiting on permits, but ARC should not be policing permits. It is the homeowner's responsibility to obtain the necessary permits for the work being done, and if a permit is not obtained properly, it will be actions between county enforcement and the homeowner, not the ARC. With that, Peter Ingraffia made a motion to add this new policy to the ARC: In the event no permit is provided, approval of any change, however minor, is contingent and revocable, upon the future determination that should it be deemed a permit was required and not obtained. Jim Lamy seconded. All in favor; motion carried.

Landscape & Irrigation Committee: Cheryl Smith gave the report. Cheryl asked for approval for \$5,000 for Cleancut Tree Trim to trim the palm trees along 87th St. E. Fred Booth moved to fund this project. Chuck Allen seconded. All in favor; motion carried.

Cheryl had several additional funding requests that were not in the committee report. She asked for \$100 to removed vines from the North Bridge fence, \$800 to remove a dead tree in the Eastwood Circle and plant a new 25-gallon tree, \$300 to plant 10 3-gallon grass plants in this area as well, and \$775 for sod and dirt to fix damaged swale areas behind homes in the Eastwood circle area. All work will be done by Teal. Bob Eisenbeis stated that all would be covered in budget lines except the \$775 for the swale repair, which will be classified as an unbudgeted

expense. Fred Booth moved to approve expenses. Sigrid Seymour seconded. All in favor; motion carried.

Stormwater Committee: Gary Schaefer gave the report. As discussed in July's board meeting, committee has selected Pond 19 for shoreline repairs. Gary was seeking approval for \$43,000 from reserves for Finn Construction to do this work. This work will only be on residential side of the pond. Sigrid Seymour moved to approve expense. Peter Ingraffia seconded. All in favor; motion carried.

Gary asked for approval of an additional \$1,945 to have Crosscreek do a treatment of any invasive resprout in previously cleared areas. Gary recommended using funds from budget line 2059 to cover this expense, as all of the invasives budget has already been assigned. Sigrid Seymour moved to approve expense. Ed Mazer seconded. All in favor; motion carried.

Committee has meeting scheduled for August 25th with new SWFWMD team to gain approval and sign-off for swales and changes in classification for Pond 5 in the Links.

Sigrid Seymour spoke about work being done on Pond 9 in the Links. Originally designated as the trial run for no-mow zones, the committee is now focusing on littoral shelf plantings, as equipment to maintain the no-mow zone has not been found. The no-mow area on Pond 9 has become overgrown. Teal will begin cleaning up this area, trimming down the grass in stages until it is at a mowable height. At that time, the local HOA responsible for this area will be responsible to keep it maintained. Also, the company doing the littoral plantings in other ponds will be visiting Pond 9 to remove the excess spike rush plants.

It was also reiterated that, at this time, all local HOA's and individual homeowners with ponds are responsible for the mowing and maintenance of the grounds up to the ponds edge.

Community Access Committee: John Sasa gave the report. The radar security camera has arrived, and training on the new system will begin with the committee next week. Committee will get camera placed in the community soon after training to begin gathering data. A community email blast will be sent out letting residents know that the camera will be in various areas of the neighborhood in the next month as the committee gathers data. Ed Mazer suggested that the camera be added to our insurance policy; Ronda Veaghn of RPM said she'd send information to our carrier to add it to our policy.

The paper scanner at the SR70 entrance has been repaired and is functioning properly. Cost of repair was slightly less than original estimate.

Communications Committee: Ed Mazer gave the report. Community email blasts are providing the information the residents need in a timely manner. Jim Lamy brought up concern that our emails were only reaching homeowners and not those that were renting, as he was uncertain if our mailing list was as complete as it should be. Ed will work with John Sasa, gaining information from the Dwelling Live system, and with RPM to try and update and fine-tune the mailing lists.

Lighting Committee: Chuck Allen gave the report. The 2022 holiday lighting estimate has been received from Trimmer's Holiday for \$5,104, which is below the \$6,000 budgeted for this

year's lighting. This includes lighting for both SR70 and 44th Ave entrances. Chuck Allen moved to approve the contract. Peter Ingrassia seconded. All in favor; motion carried. Peter Ingrassia will sign contract and RPM will issue the 50% deposit required by September 1.

Community Standards and Practices: Jim Lamy gave the report. Committee has begun creating clarification documents to the CC&Rs on the three items previously discussed: flags, open houses, and fishing rules. These will be forwarded to the board as they become available.

The committee has also created a working draft of rental/lease documentation requirements, which will be available for review shortly. This will not only cover documentation needs but also address overall processes, including Dwelling Live, emails, and other areas.

Compliance Committee: Fred Booth gave the report. Committee has looked at all the old violations from 2020 and 2021 and cleaned them all up. Notifications have been sent to various residents for roof cleaning, tree trimming and lighting (garage lights or carriage lights).

Requests for volunteers for the hearing committee resulted in several new additions to the committee. Hearing date will be moved from current Friday schedule to the second Monday following the Master Board meetings, with first Monday meeting expected to be in October. Hearings will continue to be held at the RPM offices from 3:00 – 4:00. Only offenses that have resulted in a fine will be heard at these hearings.

With all committee reports given, and no old business to cover, Peter Ingrassia moved on to new business.

New Business:

- The Hotwire bonus funds for signing the contract with them have been received, but the check has not been cashed yet. Bob Eisenbeis recommended creating two new accounts for these funds – part of the funds in a Morgan Stanley account, and the rest in an easily accessible banking account. Fred Booth moved that we create these accounts and deposit the funds accordingly. Peter Ingrassia seconded. All in favor; motion carried.
- Peter suggested the Board needs to consider the long-term engineering needs of the community. Discussion ensued that this could possibly be a reserve expense; Bob Eisenbeis will add this as part of the reserve study being done. Agreement from the board that this was necessary consideration and good to have it on the radar.

Adjournment: Fred Booth made a motion to adjourn meeting. Jim Lamy seconded the motion. All in favor, motion carried. Meeting adjourned at 4:02 PM.

Chuck Allen, Secretary

Date