

**Rosedale Master Homeowners Association Annual Membership Meeting Minutes
March 7, 2022**

The Annual Meeting of the Rosedale Master Association was held on Monday, March 7, 2022, at 6:00pm at Bayside Community Church & via Zoom.

With a quorum of the membership present in person or by proxy, meeting was called to order by President Don Goodenow at 6:02pm. Motion made by Gregory Matthews to open the meeting and seconded by Tom Tangney. Notice was posted in accordance with Florida State Statutes F-720.

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

Reading and Disposal of any Unapproved Minutes: Reading of the minutes from last year's Annual meeting was waived. Motion made by Paul Meehan to approve the February 22, 2021, Annual Membership meeting minutes, seconded by Fred Booth. Unanimous.

Before reports of the officers and committees were presented, several residents asked to speak.

David Rice was concerned about the CC&R change that specified amount of area around the ponds that were to be left as no-mow zones. He felt area proposed was too wide. He stated he believed University Park also had such a no-mow zone, but theirs was only 18". He felt this was more reasonable and allowed residents access to the ponds. He was also concerned about the leasing / renting timing terms of another CC&R change.

Scott Boyd felt that the CC&R change process that was implemented did not follow Florida statute 720 guidelines and asked that the board postpone the vote as such. Don stated that process was reviewed and approved by our counsel and followed Florida law. Scott Boyd made a motion to suspend consideration of the CC&R changes indefinitely. Susanne Lee seconded the motion. The residents were in favor. President Don Goodenow told Mr. Boyd that the motion was out of order and not allowed.

Officer's Reports:

President's Report: Don Goodenow thanked the board for all their hard work throughout the year.

Treasurer's Report: Bob Eisenbeis gave report. Bob reported \$1.77M in total assets, with \$1.1M in reserves. We were slightly under budget for 2021; however, there were some late bills that would be re-coded against 2021, making us very close to budget. The 2021 audit is currently underway. Bob felt community was in a very good financial position.

Committee Reports:

Legal Committee: Paul Meehan gave report. Paul reviewed the transaction committee's actions of 2021, which mainly consisted of 1 legal issue regarding the provisions in our CC&R and by-laws where-in Coral Hospitality / CH6 (the golf course) had veto vote on changes that residents might make. This issue was settled via mediation without having to go to court.

Compliance Committee: Fred Booth gave report. In 2021, an audit of roofs, driveways and trees was conducted throughout the Rosedale community, with notices sent to homeowners to fix found violations. These types of audits will continue in the future, as well as homeowners themselves sending in notices. Fred stated compliance committee needed more volunteers. Fred stated that the appeals committee had been replaced with a hearing committee. This committee meets the first Friday of every month at RPM offices from 3-4 PM. This committee is also in need of more volunteers. This committee does not have any board members nor compliance committee members to be a non-bias committee.

Roads Committee: Tom Tangney gave report. In 2021, sidewalk repairs were made to include grinding panels and panel replacement, followed by sidewalk and gutter cleaning in the Legacy section, common areas and several trouble spots. In 2022, plans are to do sidewalks and gutters in the Highlands, and the Links in 2023. Tom stated biggest issue is getting vendors to respond to our job requests, given the small nature of some of the needs. Team has looked at rippling in the streets with our engineer and have been advised to leave as is for now until it gets worse. Definite watershed issue that needs to be dealt with to fix this issue. For 2022, team will be looking at getting recent crosswalk sections that were repaired in 2021 installed with ADA compliant mats. Team will continue to repair damaged sidewalks; however, those damaged by homeowner's contracts are the homeowner's responsibility to repair. Team is working on cleaning / painting walls and repairing and refurbishing the monuments at both the SR70 and 44th Ave. entrances. Team is working to consolidate as many signs as possible at the SR70 entrance to clean up the appearance. Also, street sign plan is to replace those damaged or missing as needed and update signage via a phased planning process. Team is still working to get a vendor for the stop-ahead signage approved by the board in February on the southbound side of 87th St E at 54th Ave. E. Several residents asked about painting of signposts, replacing the broken signpost at 88th St. E and 52nd Ave E, and missing signs in the Links. Tom stated he would investigate these, and asked residents to notify team if they saw any missing or damaged signs.

Cable Committee: Jim Lamy gave report. Current contract with Spectrum/Brighthouse Network expires September 30, 2022. Negotiations with Spectrum were unsuccessful, and team decided on Hot Wire as our new provider. Contract was signed Friday, March 4, 2022. As this information was reported in the summary from special board meeting Friday, March 4th, and again in a communication blast this week. Jim stated team would be implementing phase two, which is a community wide communications / town hall type forum to keep residents updated on progress and next steps. Jim did state that Hot Wire would need all residents email addresses, and any home plans would be helpful as they plan out laying new fiber optic cable to our homes.

Landscape Committee: Cheryl Smith provided a landscape update. She focused on the projects the team was working on for 2022, which were the Baltry Court project and refurbishing the landscaping at the SR70 entrance.

Unfinished Business: None.

New Business: There were no more committee reports, and the ballots had yet to be all counted, so floor was opened back up to those attending. Discussion again turned to CC&R proposed changes and process. Residents felt verbiage for Article V, section 29 should be re-written. Board recommended this be brought to the new board for discussion. Other residents expressed concern with overall process and lack of communication and resident input to the changes. A resident expressed concern about leasing change to a two-month period, why change was made and if voted upon, would change go into effect

immediately. Don Goodenow stated that that this is something the new board could review and bring to residents for future changes.

Don Goodenow announced ballots had been counted. Ronda Veaghn of RPM read the results. All CC&R proposed changes passed. Vote count:

	Yes	No
#1	375	13
#2	352	14
#3	353	33
#4	335	46
#5	329	48
#6	295	84
#7	303	79
#8	324	56
#9	313	63
#10	294	86
#11	324	56
#12	334	39
#13	309	66
#14	335	41
#15	303	74
#16	334	45
#17	334	23

Following this, Don Goodenow announced the new board members in alphabetical order:

Chuck Allen
Fred Booth
Bob Eisenbeis
Peter Ingraffia
Jim Lamy
Ed Mazer
Sigrid Seymour

Adjournment: Gregory Matthews made a motion to adjourn meeting and Tom Tangney seconded. All in favor. Motion passed and meeting was adjourned at 8:01 pm.

Paul Meehan, Secretary

Date: _____