

**From:** Ed Mazer, Communications Committee <Communications@RosedaleMHOA.com>  
**Sent:** Tuesday, June 23, 2026 7:07 PM  
**To:** Edward & Charlene Mazer  
**Subject:** Recap of June 18, 2026 Zoom Board Meeting



**Rosedale Master Homeowners Association**

[www.rosedalemasterhoa.com](http://www.rosedalemasterhoa.com)

## **Recap of the Rosedale Master HOA Zoom Board Meeting**

**June 18, 2026**

Prepared by Susan Hetzler

The Rosedale Master Homeowner's Association Board Meeting was held Thursday, June 18, 2026, via Zoom.

With a quorum present, the regular monthly board meeting was called to order by President Peter Ingraffia at 2:01 pm. Notice was posted in accordance with Florida State Statute 720. A total of twenty-five (25) people were in attendance, including board members and RPM.

**Directors Present:** Peter Ingraffia, President; Chuck Allen, Vice-President; Ed Serra, Treasurer; Susan Hetzler, Secretary; and Directors Ed Mazer and Joe Brooks.

**Meeting Minutes:** Approval of the BOD May 21, 2026. Ed M made a motion to approve the May 21, 2026 minutes; Ed S seconded the motion. All in favor; motion passed.

### **President's Report - given by Peter Ingraffia**

In the last few weeks, there have been instances of vendors/salespeople going door-to-door soliciting. Rosedale is a no soliciting community. To help curtail these unwanted annoyances, there are several things we all can all do:

- If feasible, get the name of the company or a business card from the individual. Report this to Caitlin at RPM; she will contact the home office to let the company know solicitations are not allowed. If they

continue, the company will be barred from entering Rosedale going forward.

- Contact the Gate House to let them know someone is soliciting. They will contact the Access Committee and, if someone is available, they'll intervene to try to remove the individual.
- Contact the sheriff's office to inform them someone is trespassing in Rosedale.
- Inform any contractors you hire that soliciting is not allowed. In most cases, it's found that the solicitors are performing work at a Rosedale location and while here, take the opportunity to increase business.

And just a reminder to keep your homes and vehicles secured. We have hundreds of people – vendors, landscapers, guests, golf members, etc. - entering and exiting our community on a daily basis. Rosedale is not immune to crime happening here. As we all know, most crime is a crime of opportunity - an open garage door, an unlocked car, or unlocked door. Just because we are fortunate to have very little crime happening in Rosedale, don't assume it can't happen to you.

A few residents have reached out regarding parking on our streets with respect to traffic. As you may/may not know, our streets are three feet narrower than what's normal in our surrounding area.

As a result, when there are cars parked on both sides of the street, it makes it challenging for some to get through. Just a note to be conscious of your surroundings; if someone is parked across from you, perhaps you could move your car down the street, park on the same side, or park in a driveway.

Lastly, a shout out to residents who inform us of issues they see in their travels throughout Rosedale. A broken irrigation valve, a developing pot hole, a broken street sign, etc. are examples where residents can help let us know there's something that needs to be addressed. If you see something, contact RPM. They will report the issue to us and navigate the repair process. RPM is available 24/7. If something urgent occurs after hours, call the main number and you will be prompted to report the issue.

### **Treasurer's Report** - given by Ed Serra

The associations financial position as of May 31, 2026 is as follows:

<b>Bank Account</b>	<b>Bank Bal.</b>	<b>Uncleared Items</b>	<b>Adj. Balance</b>	<b>Book Balance</b>
Popular Bank Operating 3672	225,566.35	-5,673.62	219,892.73	219,892.73
Popular Bank RSV 3680	5,682.73	0.00	5,682.73	5,682.73
Popular Key Deposit 4523	9,100.00	0.00	9,100.00	9,100.00
Popular Bank Storm Savings 8422	60,689.66	0.00	60,689.66	60,689.66
Morgan Stanley Operating Savings 2474	1,382,165.66	0.00	1,382,165.66	1,382,165.66
Morgan Stanley RSV 2314	1,362,551.01	0.00	1,362,551.01	1,362,551.01
Morgan Stanley Hotwire Door 4555	192,551.64	0.00	192,551.64	192,551.64

Total cash and investments are \$3,323,635, of which \$1,368,234 constitutes reserves and \$9,100 in funds held on account of others, leaving \$1,946,301 in operating funds. Reserve spending is within budget. Five (5) months have been completed; all were within the overall operating budget and are operating within the allowed funds. In May, \$82,498 was moved from reserve funds to pay for Asphalt Pavement repairs \$50,572, Sidewalk repairs \$17,840, Irrigation repairs \$3,753, Gate House Renovations \$7,983, and Reserve Study \$2,350.

The Reserve Study report updated as of April 30, 2026 was received from the Reserve Advisors. The Finance and Infrastructure Committees are analyzing the results; the full report will be released next month. There were no surprises on the preliminary report; funding should be consistent with prior years subject to inflation.

Currently, thirty (30) homes have various unpaid amounts totaling \$35,000 which are accruing interest and late fees. Of the thirty (30) late members, twelve (12) owe the full amount of the annual assessment while the remainder are partial pays and unpaid fines. All of the late unpaid accounts have been referred to the attorney for collection

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## **Committee Reports:**

### **Infrastructure Committee – given by Tom Tangney**

Tom opened the discussion with a motion not to exceed \$250 (Line 2047, Signs) for the purchase and installation of seven (7), 3-Way Stop signs at the following intersections: Tobermory Way/Eastwood Dr (3), 88th St/52nd Ave (3), and 88th St/53rd PI (1). Susan moved to approve the request; Chuck seconded the motion. All in favor; motion passed.

Various projects have been completed including:

- the damaged speed limit sign/post on 88th St (repaired for less than \$200),
- bank restorations of Ponds 2 and 25 (54th Ave/96th St, respectively),
- the large sidewalk panel replacement and grinding project,
- repairs of three (3) loose ADA compliant sidewalk mats,
- several mailbox repairs, and
- minor stucco repairs (painting pending).

Numerous miscellaneous projects are underway including the Links SWFWMD re-certification due on July 26th and the follow-up on the Legacy SWFWMD re-certification that was submitted in March but the approval letter was never received. Bids for the 87th Ct pond bank erosion are pending. The sewer inlet cap on 51st Ter is scheduled for a June installation. Additional 44th Ave monument repairs are underway.

The interior renovations of the SR70 Gate House will begin June 15th and continue. Chuck reported that the preliminary work has started by getting the cabinetry set up; work on the security components will begin next week. The remainder of the renovations will begin once that work is done; a mid to late July date of completion is anticipated.

### **ARC Committee - given by Peter Ingrassia**

The committee met twice in May. On May 6, 2026, the Committee reviewed and approved eleven (11) requests. At the May 19th meeting, seven (7) requests were reviewed and approved. None of the requests were denied.

The Committee reviewed the ARC and Property Change Request (PCR) guidelines, updated them, and made changes to the requirements where they were needed. These revisions will further stream- line and simplify the ARC review and approval process going forward. All residents and also all local ARC Representatives are asked to start referring to the revised guidelines and to start using the new PCR forms on the website.

### **Landscape and Irrigation - given by Chuck Allen**

Chuck opened the discussion requesting funding motions for several L&I Committee projects.

13 refurbishment and maintenance projects	Teal	\$8,646
3 new park benches		\$2,250

He reported that members of the Landscape Committee toured all neighborhoods to determine where refurbishment or maintenance was needed. As a result, a motion was requested for \$8,646 for thirteen (13) projects throughout the community. Chuck moved to approve the request to fund the projects; Susan seconded the motion. All in favor; motion passed. A second motion for \$2,250 for three (3) additional park benches was also requested (one was approved last month/to be reimbursed from donation). Chuck made a motion to approve the request for the additional benches; seconded by Ed M. All in favor; motion passed.

A resident asked to speak to the Board about the benches. She had a question about the location of one of the new bench pads and wanted to know if it could be relocated, possibly across the street looking at the other pond located there. Chuck said her question and concerns would be referred to the Committee and discussed at the next meeting.

The Refurbishment of the 44th Ave entrance will begin shortly. The Grant contract has been approved and signed. The palms throughout community will be trimmed in August. An announcement regarding the Memorial Bench Program, the application process, and an application form are being developed and will be available soon.

### **Irrigation Report - given by Chuck Allen**

Three years ago, the Board discovered that the ponds that water is pumped from for irrigation have a filter system in the pond. The filter system sits in the middle of the pond on a "shelf" that is anchored above the floor so it minimizes the amount of dirt and silt it picks up with a filtering system attached to further eliminate particles. These filters and strainers need to be removed, checked, cleaned, and replaced on a rotating maintenance schedule. A 3-year schedule was established at that time. There are six (6) ponds with pumps/filtering systems.

This is the first year of the maintenance cycle; three (3) will be done, allowing for a regular schedule in 2029/2030, 2032/2033, 2035/2036, and so on. Teal will coordinate this process through its maintenance vendor. The current cost is \$1,450/pond. The process includes locating the pond strainer/screen on the intake lines, evaluating the condition, and cleaning the unit. There will be additional charges if the units are damaged. A motion for \$4,350 for the maintenance of the intake lines and strainers of the three (3) pond pumps is requested. Chuck made a motion to approve the request; Susan seconded the motion. All in favor; motion passed.

A resident asked to speak to the Board about the pond pumps. He wanted to know if any of these pond pumps and the maintenance of them are used for irrigation for the golf course. Chuck responded that

they are not. The water pumped from these ponds is used for irrigation of the common areas.

**Access Committee** - given by Ed Mazer

The camera was out eleven (11) times in May and clocked twenty-six (26) speeders. Those speeders were: one (1) resident, three (3) guests, two (2) golfers, two (2) vendors, and eighteen others, four (4) of which were Amazon drivers while the remaining fourteen (14) were unidentified drivers. Five of the speeders were clocked on 87th Street (2.5/day average) and the other twenty-one (21) speeders were on Tobermory Way (2.64/day average).

Speeders by Location			Driver Designation				
Location	#Times	# Speeders	Residents	Guests/Tenants	Golfers	Vendors	Others
52nd Ave E	1	0	0	0	0	0	0
87th St E	2	5	0	1	1	1	2
Tobermory Way NB	3	7	0	0	0	0	7
Tobermory Way SB	5	14	1	2	1	1	9
<b>Totals</b>	11	26	1	3	2	2	18

The Committee recommended that one (1) resident whose speed exceeded 36 mph be fined \$100.00. There were no fines for the Rosedale Golf and Country Club. Ed M made a motion to withhold the name of the resident speeder; seconded by Susan. All in favor; motion passed. Ed M then moved to fine the resident speeder \$100; Ed S seconded the motion. All in favor; motion passed.

Access continued to provide support to residents with TEKWAVE regarding warranty deeds, leases, and various issues. Once the cabinets have been replaced in the SR70 Gate House, the wiring and communications equipment will be updated there.

Once again, impatient drivers have hit the gate arm by not allowing it to raise sufficiently before proceeding through it. Residents are asked, once again, to please wait until the gate arm goes up before proceeding. Hitting the arm results in inconvenience and costly repairs. Be patient and wait.

**Communications Committee** - given by Ed Mazer

Six (6) blanket emails were sent out to the community and copies of emails were posted to the Website. Welcome Packages were given to six (6) new homeowners by the Committee volunteers in May. Access received nine (9)

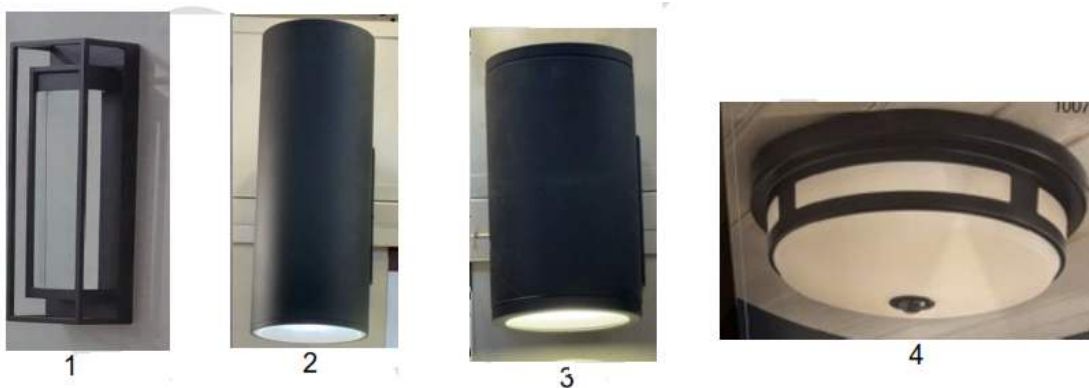
inquiries through Contact Us. Three of the inquiries were handled directly by Committee members. Of the remaining six (6) inquiries, one (1) was forwarded to the Infrastructure Committee, one (1) to Access, and three (3) to ARC. A resident filed/sent a violation form to RPM regarding a home on Baltry Court that appeared to be abandoned and in disrepair. Manatee County also came out to inspect.

Wix made a change to its operating system and failed to notify the Committee. This change disrupted the Committee's ability to respond to inquiries made to Contact Us. The problem has been resolved. The email database with new and/or revised email addresses was updated; signs for the May 21st Board meeting were posted.

### **Lighting Committee - given by Chuck Allen**

As reported previously, the Lighting Committee researched new exterior lights for both Gate Houses. Some of the existing lights were broken and needed to be replaced while others were old and needed to be updated. The current lights are expensive, high-end lights. A decision was made to replace the existing lights with less expensive lights that could be replaced more often, if needed, and/or to keep up with the changing times/décor. The selected light fixtures are pictured below, from left to right:

1. Pillar lights for 44<sup>th</sup> Ave Gate House
2. Front pillar lights for SR70 Gate House
3. Pedestrian door lights for both Gate Houses
4. Overhead soffit light at 44<sup>th</sup> Ave Gate House entrance



A request for a motion not to exceed \$2,000 for the purchase and installation of new exterior lights from Home Depot and Lowes. Chuck moved to approve the request for new exterior Gate House lights and installation; seconded by Ed S. All in favor; motion passed.

Chuck reminded the Board that it's time to prepare for the upcoming holiday lighting season. This is the HOA's fourth year of the 5-year contract with Trimmers Holiday Décor. The annual price of \$6,392.34 is locked in, remains unchanged, and includes a fifteen percent (15%) discount. Trimmers requires a fifty percent (50%) down payment which is due no later than September 1st. By approving this at the June meeting, it provides RPM with sufficient time to get the payment set up so it arrives on time. The Lighting Committee requests approval of the 2026 holiday lighting program. Chuck moved to approve the request; Ed M seconded the motion. All in favor; motion passed.

### **Community Standards and Practices** - given by Joe Brooks

The committee finalized the needed changes to the bylaws. Legal counsel is working on completing the document for review and approval.

### **Oversight** - given by Doug Brown

The Oversight Committee made some minor revisions and changes to the draft Exterior Permanent Lighting Guidance document at its June 15th meeting. Now that the Committee has finished its work on the draft document, the Board will review/revise it and draft a final document. Peter thanked the Committee for its hard work. The draft Exterior Permanent Lighting Guidance document is below.

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#### EXTERIOR PERMANENT LIGHTING GUIDANCE

(Permanent is defined as hard wired to home and mounted to home's soffit)

1. General year-round permanent accent/security lighting:
  - a. Lighting is limited to the front of the home only.
  - b. Single story homes only.
  - c. Soft white/yellow lights only.
  - d. No flashing, running, or moving light patterns are permitted.
  - e. Lights must not create unsafe glare or distract drivers and pedestrians.
  - f. Garage and pole Lights – dusk to dawn required.
  - g. Permanent accent security lighting may be operated from dusk to dawn.
  
2. Holiday Lighting:
  - a. Color/effects permitted.

- b. Full solid color only.
  - c. Running, flashing, and moving patterns are not allowed.
  - d. Display period: defined in attached document.
3. Safety and Enforcement:
- a. Lighting must not obstruct views, create traffic hazards, or cause visual distraction.
  - b. Lighting must not intrude into neighboring windows or lanais.
  - c. Homeowners installing permanent lighting of any kind must submit a property change request via the ARC.
  - d. Oversight/Compliance Committee will monitor for non-compliance. Failure to comply with these guidelines may result in notices, fines, and/or required removal, in accordance with governing policies.

#### RECOGNIZED HOLIDAYS

Permanent exterior lighting may be displayed in observance of the following holidays:

- New Year's Day (January 1) – Day of Only
- Valentine's Day (February 14) – Day of Only
- St. Patrick's Day (March 17) – Day of Only
- Easter (date varies) – Day of Only
- Memorial Day (last Monday in May) – Day of Only
- Independence Day (July 4) – Day of Only
- Labor Day (first Monday in September) – Day of Only
- Halloween (October 31) – Week of Only
- Veterans Day (November 11) – Day of Only
- Thanksgiving – Day of Only
- Christmas – Thanksgiving Day-January 10th
- Hanukkah – Thanksgiving Day-January 10th

#### RELIGIOUS AND CULTURAL HOLIDAYS

In addition to the holidays listed above, exterior lighting is permitted for the observance of any religious holiday or cultural celebration on the day of only, including those not specifically named in this document. No resident shall be prohibited from displaying lighting in recognition of a sincerely held religious belief or practice.

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Caitlin reported on two violations for the same resident that needed to proceed to the fining process. The first violation is for continuously storing trash cans along the side of the garage that are visible from the street. The second violation is for the storage of multiple items along the side of the home that are also visible from the street. Letters regarding both violations were sent to the resident and Caitlin also spoke with the resident about both violations without resolution. She requested a motion to move the two violations to the fining process. Peter made a motion to approve the request; Ed S seconded the motion. All in favor; motion passed.

**Insurance** – nothing to report

**Lena Rd/44th Ave** – nothing to report

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## **Monthly Manager’s Report** – given by Caitlin Moore

### Committee Involvement

Caitlin Moore has been working very closely with the Infrastructure Committee over the last couple of months on various projects, coordinating meetings with a variety of vendors, and following up on status and completion of work. She has also been working with the Oversight Committee on the permanent lighting policy, a draft of which was presented to the Board by Doug Brown and Susan Hetzler. In addition, Caitlin and Chuck Allen have been conducting inspections from the golf course side in the rear of the properties, looking for overgrown landscaping and fencing contiguous with the golf course which per the CC&R’s is not allowed.

### Records Requests

During the past month, a total of three records requests were received and have been or are in the process of being processed, pertaining to violations and architectural requests. RPM has gathered the necessary documentation and coordinated the collection and dissemination of the requested information in conjunction with the Association’s attorney. All requests have been and will continue to be handled in accordance with the record retention policy adopted by the Board at the February Meeting.

### Manatee County Water Meter Update

Over the past six months, Caitlin has been working with various representatives within the Manatee County Water Department to address requirements for six water meter locations within the Links. All six locations must be assigned individual addresses by Manatee County for billing purposes before the project can move forward. Once the addresses have been assigned, the association will need to hire a licensed plumber to install the necessary connections, followed by the installation of a concrete slab at each meter location. Caitlin will continue to coordinate this effort and keep the Board updated on the project's progress.

#### Rosedale Homes in Foreclosure

Over the last several months, two homes are now in foreclosure within Rosedale. One property has since been purchased by the bank and is being maintained, fixed up, and will likely be put on the market. The second property is in the early stages of foreclosure. A letter has been sent to the lending institution requesting that the home and property be properly maintained throughout the lengthy foreclosure process. Caitlin will continue to monitor the status of both properties and provide updates as needed.

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#### **Old Business:**

All covered above.

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With no additional old or new business to discuss, Peter opened the meeting to residents' questions. Several residents asked questions. One resident asked about the erosion on several ponds and also asked about the water levels on those ponds. Another resident thanked Ed M for his help with the updates to the ARC guidelines/forms and also asked if anything could be done to screen the various unsightly utility boxes near the Links/44th Ave entrance area.

With all of the agenda items covered, Ed M moved to adjourn the meeting; Susan seconded the motion. All in favor; motion passed. The meeting adjourned at 3:19 pm.

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The next Board of Director's Meeting will be held on Thursday, July 16, 2026.

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