

December 17, 2021

To: All Rosedale Community Council Members

Subject: Recap from committee meeting – 12/15/2021

The meeting of the Rosedale Community Council was called to order by Chuck Allen, as Mike Zinn was unavailable for this month's meeting. December's meeting was held in-person at the clubhouse. 13 RCC members were in attendance, with 10 of the 14 HOA communities represented and 3 of the non-HOA communities represented. We also had 10 homeowners join our meeting.

As Paul Dain was presenting later in the meeting but had to leave early, we moved Paul up to the beginning of the agenda. Paul passed out cards to everyone and asked them to provide the RCC with some feedback. On the front side of the card, he asked everyone to right down the 3 top things they thought the RCC should focus on in 2022. On the flip side of the card, he asked participants to provide feedback on the following four areas:

- More: what should we do more of
- Less: what should we do less of
- Better: what could we do better at
- Stop: what should we stop doing

Paul asked everyone to submit their requests to Chuck at the end of the meeting and we would compile the responses and discuss at our next RCC meeting. Chuck added that people could email him their responses if they wanted to think about this for a bit. (Personal note: those of you that could not attend the meeting, please feel free to provide input as well!!)

Next, Paul gave an update on ARC requests made to the master board from last month and subsequent discussions with Don Goodenow. Paul stated that he and Don had had a good discussion. He stated to Don that his HOA (Westbury North) was empowered to approve ARC proposals. He asked if it was necessary for the local HOA's to forward ARC proposals to the master ARC if the local ARC had denied the request. Don stated no, except if the local HOA didn't have a specific reason to deny. Everyone agreed that the local HOA's would have a specific reason to deny a request. However, Bob Scully thought it would still be best to submit to RPM and the master HOA so denial was on record should it ever come up again. Paul will follow up on this to ensure it is future practice.

Paul had asked master ARC to notify the local ARC committees when the master had approved ARC requests. Paul stated that the master ARC has been doing this for him, and several others stated they also had been receiving notices.

Paul asked Don about instances where a homeowner had started or completed a project without the proper ARC approvals. Don stated it is the local HOA's responsibility to inform homeowner to submit an ARC for approval. Failure to do so will result in local sending information to master HOA and compliance committee for violation actions.

Question came up about fines for those how start or complete a project without ARC approvals. Bob stated that on his time on the committee, fines had been assessed for non-submissions. He did not know what stance the committee was taking now. Dave Kuchinski stated that as of now, there was no appeals process for ARC requests and felt that we needed such a process.

With Paul finished, Chuck moved back to the beginning of the agenda. He reviewed the financial report and asked those that had not paid their \$50 for 2022 to please get that funding to Mike ASAP. He then reviewed the meeting dates set so far for 2022: January 19, February 16, March 16, April 20 and May 18. Meetings will be held in the community room at the clubhouse. No further dates have been set yet as the clubhouse's calendar is only set up through May.

Next topic was an open discussion recommendation to the master board. The RCC is recommending that the open discussion portion of the meeting be listed as an agenda item and be conducted before the meeting is adjourned. Rationale for this recommendation is that it provides more transparency, records issues and concerns raised by the residents, and would comply with Florida statutes that emphasize openness for governing bodies. As it is now, residents are only allowed to speak at the end of the meeting. Bob felt residents should be able to speak to topics that are on the agenda, as many times they can offer insights or knowledge to the discussion, as well as provide input and feedback. Issue appears to be what kind of meeting we're actually having. Florida statute speaks to business meeting, but question was what constituted "business" versus "policy". Everyone felt our meeting mixed in policy, such policy discussions deserved to have resident's input. Joe Brooks will look into a lawyer's interpretation of statute 720. Rich Toscano also would like to know how to get an item/topic added to the master board agenda. We will follow up.

As Susanne and Mike were not in attendance, we had no updates on past compliance and governance recommendations made to the board.

Lastly, Chuck opened the floor to discussion. Several wondered what the status was of CC&R changes. Chuck stated that Peter Ingrassia was working with a team on reviewing and making recommended changes. He assumed that such changes would be made available to us sometime early 2022, as members would need to vote on the changes. Dave reiterated that any CC&R changes must be voted on individually – they cannot be all lumped together for one yes or no vote. So, it is important to be able to have time to view and digest prior to the annual meeting. He did state, however, that the master board could make changes to the by-laws whenever and without resident's approval. Question was raised about nominations / new board members and what the process was. Chuck stated he thought in the past that we got a notice of the annual meeting along with a notification for anyone interested in serving on the master board to apply. He felt this info should be coming shortly but will look into timing. Others voiced concerns on having only 1-year terms for board members, stating having multiple years and then staggered elections would offer more continuity on the board as well as ensure smooth knowledge transfer. Chuck stated that this recommendation had been given to Peter some time ago and he is in favor of such a move. We'll see if it's part of the recommended changes!

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

Next RCC meeting will be Wednesday, January 19th at 1:30 PM at the clubhouse. Next Board of Director's meeting is January 13th from 2-4, which is expected to be via Zoom.

Chuck Allen

RCC Secretary