

## **Recap of the Rosedale Master Homeowner's Association Board**

**August 10, 2023 – via Zoom**

This is a recap of the August Rosedale Master Homeowner's Association Board meeting, held Thursday, August 10, 2023 via Zoom. It is not the official minutes of the meeting, but rather a recap to provide additional information of the discussions during the meeting to better inform Rosedale residents.

With a quorum present, the regular monthly board meeting was called to order by President Peter Ingrassia at 2:02 PM. Notice was posted in accordance with Florida State Statute F-720. Including board members and Resource Property Management, 44 people were in attendance.

**Directors Present:** President – Peter Ingrassia, Vice-President – Sigrid Seymour, Secretary – Chuck Allen, Treasurer – Bob Eisenbeis, Directors Ed Mazer, Rich Toscano and Brian Fischer.

Peter welcomed Paul Taylor, our new full-time property manager, who has been on-board since July 24<sup>th</sup>.

**Approval of BoD Meeting Minutes July 12, 2023:** Ed made a motion to approve the July 12, 2023 minutes. Sigrid seconded the motion. All in favor; motion carried.

### **President's Report – given by Peter Ingrassia:**

1. Peter noted that those residents that have a land-line phone service with Hotwire will see a price increase in September. The first year was free, but effective September, those with a basic line will increase to \$14.99/month for the next 12 months, with the price changing to \$19.99 thereafter. Those with voice mail service will see a similar increased charge in September. If you have any questions, please reach out to Hotwire.
2. Peter provided an update on the CH6 / Links lawsuit. On July 26<sup>th</sup>, the Master Association filed our answers to the amended complaint which brought the Master into the lawsuit. At this point, it is a wait-and-see to determine next steps. The Master has no intention of engaging in this suit unless forced to.
3. Peter stated the board was adding a new Insurance Committee for handling Master Association needs. Committee will be ad hoc and meet as needed. Brian has worked through the current insurance needs for the Association and as a result we are now adequately insured from both a statutory and fiduciary perspective. Brian will chair the committee and will look to add one or two more people as needed.
4. A town hall is scheduled for Tuesday, September 5<sup>th</sup> at 4:30 in the dining room at the clubhouse. Agenda has not yet been determined, but it is expected to be limited to allow for discussions with residents

### **Treasurer's Report – Bob Eisenbeis:**

Bob reported total assets of \$2,427.8M, with \$1,152.0M in reserves, \$1,235.4M in operating cash, and \$40.4K in other assets, most of which are delinquent fees. RPM has completed the refund of the duplicate Aquagenix payment, and \$200 is a deposit with Manatee Co. Utilities.

Overall, we are slightly under budget at this time. Exact details can be found on the Rosedale homeowner's website under the Governance tab, Committee Reports for August.

### **Committee Reports:**

#### **Roads Committee – Tom Tangney reporting:**

Tom recommended the board approve \$3,749.87 for the purchase of replacement mailbox parts. This will provide available inventory of components for the most common type of mailboxes we have in Rosedale. This expense will come out of reserve funding. Chuck moved to approve payment. Peter seconded. All in favor; motion carried. Brian asked why this was considered a reserve expenditure, to which Bob responded that mailbox replacement had been built into the reserve study.

The committee met with Paul Taylor, our new full-time property manager, to articulate our project needs and request help in securing a handyman for the various tasks in the queue: major mailbox repair, installation of the 25-mph lettering on the street entrances, removal of the unused signpost on 96<sup>th</sup> St. and removal of the road stripe at this intersection.

Work on the pillar/fence, wall, signs, and mailbox posts painting project is nearly complete. A punch list of follow-up items has been given to the vendor and a drive-through of the neighborhood is planned prior to payment.

Most, but not all, of the Ian damaged posts and signs have now been replaced. We are still waiting on the remainder of the broken posts to be removed and the 44<sup>th</sup> Ave. monument installation. Committee is contacting the business owner in an effort to speed up this work. Due to the issues committee has had with this vendor, 2 new vendors have been identified for potential future work.

10-12 open throat drains, previously ordered and awaiting delivery, have finally arrived. Committee has a priority list of v-grate drains to be converted to the new, open throat drains. Conversions will mainly be along 88<sup>th</sup> St., Westbury Lakes, 49<sup>th</sup> Terrace in Victoria Crossings, and 87<sup>th</sup> Ct E and 51<sup>st</sup> Terrace in Clubview Crossings. Committee has reviewed locations with vendor. Now vendor can fabricate the concrete pads needed to install the new drains. It is expected that this work will begin shortly. There is one subsidence issue on 87<sup>th</sup> Ct. It appears as if it could be an irrigation issue. Teal has been contacted to check out system in this area. If not irrigation, then it could be a sewer collection box issue, which the vendor can fix.

#### **ARC Committee – Peter Ingraffia reporting:**

Peter stated that 15 requests had been reviewed in July, down from the 32 requests in June. However, due to vacations and a lighter request load, committee only met once in July. Only one item remains on the under-review list.

**Landscape Committee – Cheryl Smith reporting:**

Cheryl had one funding request:

- Payment of \$150 to Terry’s Tree Service for arborist consultation work for the oak trees along 87<sup>th</sup> Street. Some of the oaks look like they are dying and committee has identified those trees and will monitor. Per the arborist, the trees have a chance to recover, and they may appear to be dormant because of lack of rain. They require up to 100 gallons of water per day during the growing season. Sigrid moved to approve expenditure. Bob seconded. All in favor; motion carried.
- A proposal was shared for plantings at the entrance to the Links from the Highlands. This would add plantings around the pillars and entrance as was done at the Highlands entrance coming from the Legacy section and provide a nice consistent look within the community. Initial estimate is \$6,000. Committee will review and determine if funding is available in their 2024 budget and bring back to board in September.

Cheryl noted that all the new landscape plantings are coming along nicely. The roses at the SR70 entrance were recently deadheaded and fertilized. Everything is healthy and progressing nicely.

**Storm Water Management Committee – Sigrid Seymour reporting:**

Sigrid moved the board approve up to \$12,000 to Crosscreek for pond bank plantings on 5 ponds on the residential side of the ponds in the Legacy section. This funding has been planned in the 2023 budget. Plantings will be spread out over the next several months, but all plantings will be completed in 2023. Chuck seconded. All in favor; motion carried. Ed asked if these plantings would eliminate the need for no-mow zones. Sigrid replied that the committee and board were no longer adopting no-mow zone policies, as the littoral plantings were accomplishing same objective of deterring erosion and strengthening the pond banks.

Sigrid reported that they have not received the final report from JR Evans on the 88<sup>th</sup> St. flooding project, dry pond #5 in the Links, and the Eastwood drainage issue. Committee hopes to have them soon and will report to the board as soon as they receive them.

The Manatee County Invasive Removal Grant has been filed with the county, and county has asked to reformat the submittal. That is being done.

Per resident asking if the pond #5 in the Links could be mowed at last month’s board meeting, Admiral, who manages our pond maintenance, had mowed as much as they could, but pond was too wet to mow it all. Sigrid will be meeting with Admiral to determine what other options they might have at this time.

**Community Access Committee – Rich Toscano reporting:**

As required, the camera was sent out for re-calibration and testing in June. The certification was done at a licensed testing facility. The camera was not deployed in the month of July, but committee intends to renew deployment in August.

The access committee is going through a transitional period and the structure and responsibilities are under review by the board team members. To reduce the work-load on the committee members, areas of responsibility have been broken into three categories: data entry, Allied services and gate equipment, and radar monitoring. Individuals have been identified and trained on the data entry job, and RPM will be a back-up to this task. Committee intends to utilize Allied personnel to help with getting camera out, and will utilize and other committee members as back-up. Allied will only put camera out where and when committee instructs them to do so.

With that, Rich moved the board approve three new members to the access committee: Ed LaPine, Victor Anderes and Danielle Sievers. Ed and Victor bring experience from working in this field in the past, and Danielle brings expertise in data collection. Sigrid seconded. All in favor; motion carried. George Keys and John Sasa are remaining on the committee in a limited role and to ensure training of the new committee members, RPM and Allied.

The committee has been looking at options to update our security system. One of the requirements is to get to a company that can service everything, rather than several different companies handling various parts of our system. After reviewing several companies, Envera has emerged as the one company that can offer a one-stop-shop solution. A new proposal from Envera, on what solution to the gate systems would best serve the needs of the community, was received on August 3rd. The proposal will be reviewed by the Access Committee.

It was suggested that the committee look at INS, the company that we purchased our traffic camera from. Committee will follow up on recommendation. Brian suggested another company to look at that his initial review seemed to offer similar one-stop-shop solutions. Committee will also investigate this recommendation.

Based upon these reviews and analyzing the Envera proposal, committee will attempt to have a recommendation for the board at the September BOD meeting.

**Communications Committee: Ed Mazer reporting:**

Ed reported that the committee had responded to 19 inquiries through Contact Us and 39 emails directed to the website. A flyer was created and is being given to golfers as they enter Rosedale, alerting them to our 25-mph speed limit. Two additions were made to the Master HOA website: 1) and easy to read guide to the CC&R's, and 2) a link the Links/Coral lawsuit for residents who wish to monitor the progress on this action.

**Lighting Committee – Chuck Allen reporting:**

As discussed last month, it is time to approve the 2023 Holiday Lighting contract with Trimmers Holiday. Trimmers has taken a price increase in 2023 – the first since 2018 – but they are also offering a 10% discount for a 3-year commitment and a 15% discount for a 5-year commitment. As committee has used Trimmers for the past 10 years and has been pleased with service from

Trimmers, committee recommended the 5-year commitment to maximize discount and be able to plan better in the coming years. At the time, Board agreed with recommendation; however, they asked that additional discussion be had with the vendor to ascertain what is anticipated for future year increases and if a maximum price increase could be negotiated in the contract. Vendor has responded that there are no guarantees on future price increases, as he has no idea if there will be any or what they might be.

Trimmers has made a slight adjustment to original estimate, as our new landscaping project has added palm trees in the area. New proposal will wrap trunks and fronds on all trees.

New estimate is now \$7,036.80. With 15% discount, cost would be \$5,981.28, or \$620 less than planned budget. Chuck moved that board approve a 5-year contract and the 2023 offering. Sigrid seconded. All in favor; motion carried. Chuck will get contract signed and back to vendor. A 50% deposit must be received by September 1, 2023.

Committee is looking for approval of the Phase Two lighting plan for 2023. Phase One was the 87<sup>th</sup> St. runway and Highlands Circle lighting completed in June.

Phase 2 will provide lighting in the newly refurbished areas of the Highlands entrance and the North Bridge entrance, as well as lighting the individual island at the Highlands entrance and the two islands north and south of the Highlands circle. Committee is also proposing changing out the light brightness to the pillars at the Links entrance to match that of the Highlands entrance, as Links entrance is very dark. We will also change out some lights on the Oak Trees at the SR70 entrance – there are several white lights, while everything else is yellow. We have replacement lamps for them now. After doing the 87th St. runway, we think we need a couple more lights in some dark places to finish off the look there. And we are looking at increasing the brightness of the lights at the SR70 entrance - think brighter, whiter lights will show up signage better, just like it does at the Highlands entrance. By doing so, all the entrances to Rosedale and its various areas will have the same look.

Committee has selected Pleasant Lightscapes for this project. Estimate for this project is \$9,485. This will be a reserve expense, and reserve allocation for these lighting projects for 2023 was \$60K, with Phase One costing \$50K, so total for project planned for 2023 will come almost perfectly in line with allocation. As FYI, Pleasant Lightscapes also did Phase One. Chuck moved that the board approve this expenditure. Ed seconded. All in favor; motion carried. Work on this project will begin next week.

Several light fixtures have been looked at for replacement lights for the gatehouses, but no decisions have been made as of yet. This remains an action item for the committee.

### **Community Standards and Practices – Ed Mazer reporting:**

Committee is looking into sign requests, specifically lawn treatment restriction signs and home-for-sale signs. Intent is to gather additional data and potentially have recommendation for the board for September's meeting.

Committee is looking to simplify Rosedale's CC&R's by eliminating inappropriate rules and clarifying any that do not reflect current enforcement. Scott Boyd has reviewed entire CC&R's and identified areas that need to be reviewed. Committee will review and discuss during their next meetings. Committee is reviewing responses from the recent survey to ensure they have captured any recommended changes residents have made.

Ed moved that the board approve two new members to the standards team, Ruth Plant and TJ Hicks. Peter seconded. All in favor; motion carried.

**Compliance Committee – Fred Booth reporting:**

Fred reported that the hearing committee met as scheduled. Two residents appeared in-person to contest the violation. Both fines were upheld. Two of the captured speeding violations were incorrectly assessed against the resident when it should have been as a guest. Committee made recommendation for adjustment to a \$25 fine. Ed moved those fines be changed as recommended. Rich seconded. All in favor; motion carried.

Fred recommended that Geoff Hannell be added as a member of the Hearing Committee. Sigrid so moved. Peter seconded. All in favor; motion carried.

Compliance committee met as scheduled. As camera was not put out in July, there were no speeding violations to be considered. Susanne Lee and Joe Miller of Miller Results have worked through the One Source list of violations and eliminated those that are on the list but have been paid. Because of their work, the outstanding violation list shows 127 speeding violations that have not been paid, with only 8 violations that are overdue. These will now follow the process as outlined in last month's meeting, and second notice letters will be going out to those individuals.

It has been reported that several homes do not have their outdoor garage lights and/or post lights on at night. Committee will be doing a visual audit of this in September.

**44<sup>th</sup> Ave. and Lena Road Project Committee: Fred Booth reporting:**

Raymond Turner has been appointed the new Commissioner for our district, District 5. Fred has reached out for a meeting with him. A meeting has been set up for September 6<sup>th</sup> with Commissioner-at-Large George Kruse to gain additional support for our concerns with the Lena Road extension and the 44<sup>th</sup> Ave. extension projects and their impact on our community. Focus of discussion will be on 44<sup>th</sup> Ave and the need for a traffic signal.

Chuck added that the committee updated the action plan. Several consultants/engineers had been identified and are being contacted to determine if they are able to assist. Committee is working on a petition that can be circulated amongst the Rosedale residents. The RCC will assist in gathering signatures. The business across from our 44<sup>th</sup> Ave. exit on Solutions Lane have also been contacted and are interested in joining the petition. Committee is drafting a form letter that they can use and supply their specific details and the impact of not having a signal will have on them.

Chuck moved to add Brian Fischer and Mike Zinn to the committee. Rich seconded. All in favor; motion carried. Committee will schedule meeting with Brian ASAP to bring him up to speed.

**Insurance Report – Brian Fischer reporting:**

Brian gave an update on the master insurance coverage recommendations. Per board approval of increasing the Fidelity Bond to \$4M, the application process has been completed and Brian has received the endorsement and Certificate of Insurance. Board also approved an Umbrella policy in the June meeting. However, cost of recommended coverage was more than anticipated, driven by the number of units in our community and location, among other things. Brian is recommending the board not consider anything less than \$10M in coverage. Annual cost for such coverage is \$20,275. Discussion ensued about what level of coverage was needed, as cost for \$15M in coverage was only \$4,000 more, or \$24,331. It was decided that the increased level was prudent given the size of our community and the relative cost to get half again as much coverage. Peter moved to accept the \$15M coverage level. Chuck seconded. All in favor; motion carried.

Additionally, Brian is working with representatives of the various local HOA's working on potential of bundling policies to ensure better rates and proper coverage. Work is ongoing.

As Peter stated in his President's report, we are establishing an Insurance Committee with Brian as the chairperson. Brian moved that the board approve Gary Hall to join this committee. Peter seconded. All in favor; motion carried.

With no old business to discuss, meeting move on to new business.

**New Business:**

Most items noted on the agenda had been covered during the committee reports. Those items not covered were:

1. On-Site Property Manager: Sigrid stated that Paul started this assignment July 24, so he has been working with us for about 3 weeks. Chuck spent time with Paul during the first two weeks, taking him to the Roads committee meeting and showing him the community. Paul will continue to attend various committee meetings to familiarize himself with the day-to-day operation and needs of each. A follow-up list has been developed and Paul is actively addressing these needs. As Paul gets more familiar with his job, the intent is to have Paul assisting with compliance, ensuring contracted work is done as expected, ensuring ARC requests are followed, and working with and helping select vendors as needed. He will also be working with various committee members and the board to improve and outline various processes.
2. Traffic consultant funding request. As mentioned in the committee report, consultants are being interviewed. Chuck stated that our 2023 budget had \$12,000 allocated for this expense and asked if the board wanted to approve an initial expenditure to get someone hired if possible before the next board meeting. Person would be vetted and discussed

amongst the committee and board prior to any hiring, but given upcoming meetings with commissioners and county officials, gaining some expert insights prior to those meetings, if possible, could be valuable. Peter moved that board approve up to \$5,000 for this task. Brian seconded. All in favor; motion carried. Bob expressed concerns over funding, as our insurance costs and gate security were now over planned budget, and landscape committee was contemplating additional plantings in new areas. The board has had other such expenditures over the year that have exceeded budget. However, there are other line items that are well below budget. Bob will look at the financials and YTD expenses to see where funds can be shifted.

With all business covered, Peter opened the meeting to any resident's questions.

Susan Hetzler thanked the board and all the committees for volunteering and all their work – it was much appreciated. She asked if there would be any resident input to the 2024 budget process. She had come from a community that used Envera, and her concern was that from her experience, if the internet system was down, guests and vendors without bar codes or paper passes could not enter as the attendants did not have access to their systems. Residents could get through, but difficulties for everyone else. Rich said he would investigate this, but thought we had the same issue / problem with the Dwelling Live system that we currently use.

Bill Moran also thanked all the volunteers for their hard work. He had several comments:

1. Bill thought that the verbiage on our website for the title of the Links/CH6 lawsuit was incorrect – it should be the same as the official document. He was also concerned that this was posted on the website and wondered if we were setting a precedence – were all association lawsuits posted to the website?
2. Bill felt that the Links area was left out on many of the committee projects. He felt the committee should continue with the Links entry landscaping project. He stated the area along Malachite and the community mailbox has been a topic of discussion for months with little visual progress. He asked if board was looking at expenses, should they look at Legacy and Highlands areas converting to community mailboxes like the Links had. He felt the post office would prefer fewer stops to deliver mail and the community would not have an \$8,000/year mailbox repair expense.
3. Bill was concerned about the number of times the radar camera was being put out. He suggested that the committee and board look at permanent camera units to be placed on Tobermory and 87<sup>th</sup> St as the two problem areas. Then utilize the current radar camera for random placements throughout the neighborhood.

Paul Green had several comments:

1. Paul asked why we did not have any dummy cameras. He thought the original proposal had a dummy camera for deployment. Rich replied that it was part of the original proposal, but for budget concerns, we opted to just go with the camera itself.
2. Paul asked how we handle vandalism. Peter responded that if we know who, we file charges. It was stated that we had some earlier problems with the camera being vandalized. We were able to capture the incident from a resident's door camera. Notice



was sent to the residents stating that this had happened and any such actions were a felony and would be turned over to the authorities. We have not had any incidences since.

3. Paul asked about the process for selecting members for committees and asked if every new or interested person was interviewed. He suggested the board establish such an interview process. Rich responded that for the new committee members that he recommended for the access committee, they had specific skill sets and experience that fit well with the needs of the committee and what the committee was looking for. He stated he had contacted those individuals that had shown interest in the committee and explained his findings and encouraged them to continue to seek a volunteer opportunity on other committees.

Pamela Knox echoed the thank-you to the volunteers. She asked that Paul introduce himself and give some background. Paul stated he was excited to be in this position and that it was a promotion for him. He has been working with RPM for about a year, working with an experienced PM learning the ropes and managing a condominium complex. Working with Rosedale is an opportunity for him to learn about an individual home HOA structure and operations. While some of this will be new and a learning experience for him, he had the resources of RPM to assist at any time. He stated that he had received his licensing via an on-line accreditation, but most of the training had been on-the-job. His previous job was working at Publix, where he was the bakery manager when he left.

Dave Kuchinski asked the following:

1. He asked if we had a handle on what the legal fees are as they relate to the Links/CH6 lawsuit. Brian responded that so far, it had been minimal, with a meeting with the board and the response to the lawsuit. As a guess, maybe \$2,000.
2. Dave asked if any fees would be covered by our insurance. Brian responded no, that coverage was for negligence, and there is no negligence in this lawsuit.
3. Dave asked if Rosedale being a defendant in a civil lawsuit affected our ability to get insurance or impacted the rate. Brian stated the topic never was brought up and felt it had no impact at all, as there is no wrong-doing on the part of the board or Rosedale.

Jacklyn Meehan echoed the thanks to the volunteers. She stated that there had been several instances of the 44<sup>th</sup> Ave. gate referred to as the “back” gate, while SR70 was referred to as the “main” gate. As a Links resident, the 44<sup>th</sup> Ave. gate was her main gate. She felt referring to the 44<sup>th</sup> Ave. gate as “back” was insensitive to the residents in the Links and asked that it always be referred to as the 44<sup>th</sup> Ave. gate.

Steve Pomposi provided his opinion on the lawsuit information and link being posted on the website for residents to access. He felt it was important for residents to know about the lawsuit and what was going on, and felt residents needed to be informed. He was glad the link had been put on the website.

With no more resident comments and all agenda items covered, Chuck moved to adjourn the meeting. Brian seconded. All in favor; motion passed. Meeting adjourned at 4:46 PM.