

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

**October 13, 2022 – via Zoom**

This is a recap of the August Rosedale Master Homeowner's Association Board meeting, held Thursday, October 13, 2022 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 Peter Ingraffia at 2:02 pm. Notice was posted in accordance with Florida State Statute F-720. Including board members and RPM, 29 people were in attendance.

**Directors Present:** President – Peter Ingraffia, Vice-President – Jim Lamy, Secretary – Chuck Allen, Treasurer – Bob Eisenbeis, Directors Fred Booth, Ed Mazer and Sigrid Seymour.

**Approval of BoD Meeting Minutes September 8, 2022:** Ed made a motion to approve the September 8, 2022 minutes. Bob seconded the motion. All in favor; motion carried.

### **President's Report – Peter Ingraffia:**

- Top of mind for everyone is the storm aftermath. While several homes had pool cage damage and some minor home damage, the majority of the storm impacted landscaping. Big call out and credit to Mark Dover and Teal Landscaping, who did a herculean job of getting our common areas cleaned up in record time, as well as our many volunteers and committee members who spent countless hours leading the clean-up efforts. While still much to do, overall, we can take great pride in how quickly our community has reacted to clean up after the storm.
- Committees will continue their efforts and communicate updates. The ARC committee is reviewing the requirement for tree replacement, which is currently 30 days after removal. Obviously due to the storm, work and tree replacement availability could take longer, so stay tuned for an update from the ARC.
- In-person board meetings: After discussion, it has been decided to keep our current monthly meetings via Zoom. However, we will augment these meetings with Town Halls Meetings periodically throughout the year. Monthly board business meetings do not allow for much time to hear resident feedback, so a completely different format will be a better vehicle to accomplish this need. Targeting first Town Hall at the beginning of the 2023; more to come as we work out logistics.
- Question was raised at last month's board meeting regarding residents speaking during board meetings. After review with our association attorney, there is nothing wrong or incorrect per statute with our current meeting cadence. However, we will adopt a resolution that will allow residents to speak to agenda items. Going forward, agenda will be published well in advance, and, prior to the meeting, residents can send the board a

request to speak on an agenda item. When that item comes up, we will acknowledge the individual and provide them 3 minutes to comment. As this is a process change, a resolution will be sent to homeowners explaining this new procedure such that the board can adopt this new process at the November meeting. We will continue to open the floor to all homeowners for any general comments once the board business is finished, as we have done in the past.

- Following the storm, Bob brought forth the idea of a potential emergency committee. The thought would be we'd have a group of volunteers who could organize themselves such that they would be in a position to help other neighbors who might be in need of assistance. This could morph into not just an emergency committee but an ongoing good neighbor committee. At this time, it's just a thought but all felt it has some merit. Chuck recommended talking to Mike Zinn for ideas and suggestions, as Chuck had had a discussion about this topic earlier and apparently some local HOA's had such a committee at one time. If anyone is interested in exploring this idea, please send a note to the "contact us" tab on the website.

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

Bob reported total assets of \$2.010M, with \$1.241M in reserves, \$717K in operating cash, and \$55K in other assets, of which \$29.7K is due from Aquagenix (RPM has agreed to cover – original amount was \$35.6K; RPM has made an initial payment of \$5.9K) and \$20K in receivables, most of which is not yet collected maintenance fees. Most of these uncollected fees have been sent out for collection. 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 October.

Preliminary 2023 budget has been sent to the committee chairs for input. Bob asked that the chairs provide their input and insights into next year's budget needs by October 19<sup>th</sup>. Bob will work with RPM to incorporate this and then share with the board for discussion and consideration. Bob also stated that the reserve study is scheduled for October 25<sup>th</sup>. Ronda has set up a meeting with the reserve engineer so those committees with reserve needs (mainly roads and stormwater management teams) to meet and discuss their long-term plans and needs so they can be incorporated into the reserve study.

Bob discussed the community's investments with Morgan Stanley. He estimates we'll earn about \$30K on each of our reserve funds and our operating funds. Any interest earned on our reserve funds must stay in the reserve bucket; however, interest on operating funds can be accounted for in our operating budget. Bob recommends keeping an eye on the portfolio, as there is a potential with rising interest rates to rebalance the investment strategy to take full advantage of the given situation.

## **Committee Reports:**

### **Cable Committee – Jim Lamy reporting:**

Jim thanked the talented group of people within the cable committee for their insights, knowledge and diligence in this process. They have made a huge difference in how this program has been implemented.

Jim stated that the hurricane could not have come a worse time for this project; the last three days of the month were lost due to storm damage and many installs could not be completed. However, work is continuing. Jim again referenced a chart in the committee report showing the consultation and installation status of homes in the community. To date, 791 homes, or 79%, have completed the installation process, with 148, or 15%, scheduled for completion. It should be noted that a number of the scheduled installs were planned for after the cut-over date of 9/30/22.

Jim also noted that residents should call Hotwire customer service over any non-installation issues. He and the team will continue with actual installation matters, but it will serve residents best to call Hotwire directly for any billing, tech help, or any other needs.

A new app being developed by Hotwire, called *Fision TV Everywhere*, is in the testing stage and should be available to the community shortly. Our community will be the first to get this new technology.

Additionally, Hotwire is providing a community channel for our use, which can be used such things as community announcements. A group will be formed to determine how to best use this channel.

The equipment hut is still in the permit / approval process. Issue is getting a general contractor approved by the county. The power outage during the storm was resolved by installing a secondary back-up generator (the equipment trailer has its own back-up power but proved inadequate during the storm).

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

Ian produced a lot of damaged sign posts and signs, with the vast majority in the Links. Tom provided a list of the type of signs broken or missing and needed repair. Tom and the team are working with the vendor on a replacement plan, which will include options for sturdier signs in the Links (such as PVC/vinyl covered wood posts and replacing plastic signs with metal signs). At this time, team will only look at repairing damage signs, as they felt with degree of damages in all the communities, keeping our request to just updating our damaged signs best course of action. Once these are done and things get more back to “normal”, team will look at rest of signage and complete improvement task on all of them. Already, Lykins, the sign company, has come in and used the existing broken posts or other temporary posts to get stop signs and traffic control signs back up in the interim. Still, Tom asked that residents exercise caution when driving and walking in the neighborhoods. Tom expects a bid from vendor next week for the

repair/replacement work and will work with Peter for emergency approval for funding. This cost will come out of reserves.

A fence section at the entrance to the Highlands, blown down during the storm, has been repaired and re-installed – cost was \$250.

The subsidence depressions near the storm sewer on 49<sup>th</sup> St. were due to typical leakage issues around the collection box. Repairs were made by ANJ (reserve charge of \$5,325 plus \$1,100 in engineering charges for this job and the 88<sup>th</sup> St. well point repairs earlier).

Links sidewalk and gutter cleaning was scheduled for week of the hurricane. Team is working to reschedule, but it could be as early as next week. Cape Coral will do their best to clean all areas; however, they may be some gutters filled with storm debris that they can not get to. Team will work with Cape Coral on these areas on subsequent power washing projects.

The lights for the mailbox stations have all been installed. Mailbox numbers have also arrived and should be place on the boxes in the near future.

ADA mat installation for the Legacy and Highlands crosswalks was also delayed due to the storm. Team is working on rescheduling as soon as possible.

Tom has asked RPM to request a bid from Munyan (the company who repaired the SR70 guard house damaged archway) to refurbish the columns / fence work over the Williams Creek Bridge on Tobermory and the cracked stucco on the 44<sup>th</sup> Ave. guardhouse.

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

Peter stated that 30 requests had been reviewed in August, with two under review, up slightly from the 23 requests received in July.

Committee is looking into homeowners that completed projects without or before ARC approval was given.

As mentioned in the President’s report, committee is working on reviewing the requirement for tree replacement, which is currently 30 days after removal. Due to the storm, work and tree replacement availability could take longer.

#### **Landscape Committee – Cheryl Smith reporting:**

The approved palm trimming along 87<sup>th</sup> St. E was completed by Cleancut Tree Service. Also, a dead palm tree at the 44<sup>th</sup> Ave gate entrance was removed via an emergency approval. Official approval of expense will be forth noted.

Landscape committee requests for funding in October: \$350 for removal of dead palm at 44<sup>th</sup> Ave entrance; \$5,062 for Teal to plant fall annuals; \$300 to replace annual plants in the pots at the guard gate; and \$400 to Teal to continue mowing around Pond 9 in the Links for the remainder of the year. The pond mowing will come out of the SWM budget, line 2079, with the remainder coming out of the landscape budget. With all expenses, items are within this year’s budget. Fred moved to approve all expenditures; Ed seconded. All in favor; motion carried.

Cheryl asked that \$10,000 in irrigation repairs that were the responsibility of Hotwire to be credited to their account line.

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

Committee is still awaiting formal approval on SWFWMD signoff on swale documentation. While SWFWMD agreed to work done at August 25 meeting, waiting on formal approval.

Invasive removal as begun, with work being done along Tobermory and Carnoustie Place. Team will apply for another \$10,000 grant from the county for invasive removal next year.

Flooding on 88<sup>th</sup> St. took place during the hurricane. The rainfall overwhelmed the pond capacity and spilled out onto the streets. Team is waiting for survey to be completed to begin engineering proposals for solutions to 88<sup>th</sup> St. flooding.

Littoral plantings on area ponds will begin shortly. Ponds 22 and 23 in the Highlands are being targeted for this year's plantings.

Pond 19 bank restoration project has been delayed due to the hurricane. No new date has been given for start of this project.

**Community Access Committee – John Sasa reporting:**

Storm damage was limited to one of the gate arm mechanisms at the 44<sup>th</sup> Ave. gate entrance. While Rosedale is in the queue for service, it may be several weeks before the repair can be made.

Team has discovered a mold issue in the SR70 gate house. RPM has been notified and are recommending an AC service to evaluate existing unit and determine if it is sufficient for the needs of the gate house. With their door constantly being opened for visitors and the room getting blasted with humid, hot Florida air, the AC unit is not able to keep the moisture level down as needed.

Also because of the storm, the radar camera was not used during the first week of October; therefore, no speeding notices will be available for the board to review and potentially access fines for the initial roll-out. Team will supply list of speeders to the compliance committee for review for the rest of the month of October, and will supply monthly reports for subsequent months.

During the month of September, 450 warnings were issued to 420 residents. Team received 20 requests for documentation verification, which were sent. Warnings went to homeowners for their own infractions, but also went to homeowners if their renters or guests are caught speeding. Team made over 100 calls to vendors who were caught on camera as well.

Peter mentioned that residents should go into their Dwelling Live account and ensure vendors were properly noted as vendors and not permanent guests to prevent residents being fined. John also encouraged residents to further clean up their lists, as many listed all guests as permanent, even if they just visited once.

John provided a quote from Envera, a Sarasota based community security company for virtual security for the board to review. This will provide a basis for a continued and ongoing discussion of this issue.

**Communications Committee – Ed Mazer reporting:**

Committee is working hard at responding to on-line questions and ensuring email addresses are all up-to-date. Next project that the committee wants to work on is updating the FAQ's for the cable section as the installation process comes to a close.

**Lighting Committee – Chuck Allen reporting:**

Hurricane damage to the lighting was minimal; however, further evaluation will be done once the clean-up is complete. Lighting along 87<sup>th</sup> St. E entryway continues to be a problem. Lights along west side of road (Westbury Lakes side) are working correctly, but lighting along the east side by the golf course is not. There are various transformer and electrical line issues. Also, the lights are out at the Bloomfield Park monument. Committee is seeking other contractor bids for more permanent solution to this problem rather than the current band-aid approach. Committee will also include the lighting at the Highlands round-about for improvement considerations.

**Community Standards and Practices – Jim Lamy reporting:**

Jim reported that the new leasing policy appears to be working well, with the one exception and being requested that the overall process timing be shortened. Currently timeline is 30 days; team is working on areas to shorten and make process quicker.

Jim has been approving lease requests, but proposed that this responsibility be turned over to the access committee, as they are deeply involved in the process. John Sasa has confirmed committee can handle this task. Board agreed with proposal.

**Compliance Committee – Fred Booth reporting:**

Violation notices have been sent to 28 homes for roof cleaning. Many of the violations from past notices have been taken care of.

In September's meeting, committee recommended a \$50 fine for a resident that had not cleaned their driveway as notified. Board approved. However, on the day the fine was levied the homeowner was having his driveway cleaned. Fred recommended board rescind the fine. Chuck moved that we do so. Jim seconded. All approved; motion carried.

Fred announced formal policy for the hearing committee. Committee will hear any concerns of fined residents at hearings should they choose to attend. However, residents will be notified via mail afterwards of the decision of the committee. Homeowners will have 5 days from receipt of notification to make payment.

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

## **New Business:**

Peter moved that the board approve the Speed Enforcement Rules. Jim seconded. All in favor; motion carried. Ed now needs to post to the website.

Peter also recommended that Ed create a new Rules and Regulations (R&R) tab within the website and put this Speed Enforcement Rule in this tab. He also suggested Ed look at other tabs within the website, as there are other tabs with similar rules and regulations. They all should be moved and placed together in a single R&R tab.

As Peter announced in his President's report, we will be adopting a new meeting format in the coming month. Specific details will be sent out to residents prior to the next meeting to meet legal and statute requirements. This change will allow residents to speak during the business portion of the meeting on specific agenda topics. General comments and questions will still be taken at the end of the business meeting as we currently do. But intent is to now formally adjourn the meeting when all business and comments are done.

With that, Peter opened the meeting to any resident's questions.

Dave Kuchinski asked if the committee reports would be part of the discussion topics. Peter responded that we will be structuring the agenda a bit differently and will ask committees to list specific agenda items. While this will be a work in progress, attempt is being made to open our meetings up for more resident input.

Dave had a couple other suggestions. He thought Hotwire should be supplying a report of known issues and status / updates of those issues. He thought this would give the community a better understanding of both the magnitude of what Hotwire is dealing with as well as how issues were being handled. He also asked the landscape committee to look at a tree with broken limbs on the east side of 87<sup>th</sup> St. E along the golf course, as Teal had not removed this when they cleaned up the runway. Question was if they should have or if it is the golf course's responsibility.

Bill Moran thanked the board for their actions to include resident's comments in the meeting.

With no more resident comments and all agenda items covered, Fred moved to adjourn the meeting. Sigrid seconded. All in favor; motion passed. Meeting adjourned at 3:53 PM.