

**Minutes of the Rosedale Master Homeowner's Association Board Meeting
December 8, 2022 – via Zoom**

The Rosedale Master Homeowner's Association Board meeting was held on Thursday, December 8, 2022 via Zoom.

With a quorum present, meeting was called to order by Peter Ingraffia at 2:03 PM. Notice was posted in accordance with Florida State Statute F-720.

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

Approval of BoD Meeting Minutes November 10, 2022: Ed Mazer made a motion to approve the November 10, 2022 minutes. Fred Booth seconded the motion. All in favor; motion carried.

President's Report: Peter Ingraffia reported:

- Town Hall: A town hall will be held on January 5, 2023 from 9:00-11:00 am at the Club House in the Community Room. The plan is to schedule these quarterly or thereabout going forward and potentially at different times of the day. For this first meeting, all Board members are asked to attend, so it will be an official special meeting of the full Board. The plan is to have a couple committee chairs provide an update on 2023 and beyond projects. Then the floor will be opened to residents for feedback and input. Once finalized, details will be provided.
- Hurricane Clean-up: Overall, the clean-up has gone remarkably well, and a special thanks goes out to our committee and resident volunteers, and Mark Dover from Teal. The Landscape committee will be meeting Wednesday, December 14th, to survey the community and determine what's left to be done.
- Annual Board elections: All terms for members of the current Board expire in March at the annual meeting. The Communication Committee will be sending out a request to residents who would like to serve very soon to the community.
- Changes to the CC&R's: if anyone feels a CC&R needs updated, please notify Peter or a board member so it can be reviewed. If needed, it then can be put forward to the residents for approval at our annual meeting.
- Club House: Chuck Allen and Peter have started regular touchpoints with Stuart Cobb and met with him a week ago. A recap of topics discussed:
 - He is very much on-board on our speed enforcement program and is willing to help where possible. To that extent, we have agreed with Stuart that any employee who receives a speed violation will have a meeting with Stuart and if they receive a second violation, they will have their bar-code pass suspended for two weeks.

As well, for non-resident Club members, he will also suspend bar-code passes for those members who receive a second violation.

- Stuart stated that trees overhanging resident's property would not be trimmed or cut down unless deemed a threat. However, he fully supported residents hiring their own vendor to remove any overhanging branches if residents wanted to do so. He asked that residents inform him that they are going to do this and would grant vendors access via the golf course if needed.
 - Issue of invasive removal was also discussed. Stuart stated that they did remove invasives but had no specific timing or area planning at this time. We informed him of our program and what we had accomplished thus far, as well as informing him of the Manatee grant program we have accessed the past three years.
 - Stuart agreed that it was their responsibility to take care of pine straw mulching on the golf course side of 87th St. He asked that we notify him of our timing when doing the west side of the street so he could coordinate as needed.
- Ronda Veaghn: Ronda has informed us she is leaving RPM as of December 12. Our new Property Manager is Karie Carroll and is a current PM at the Lakewood Ranch office.
- Speed Enforcement: We are in our third month of the community's speed enforcement activities. As will be noted in the Compliance update, there are a significant number of people who are on the list for a second violation, and if they are found to speed in December, they will find themselves without bar-code privileges for two weeks in January. To provide clarification from questions asked about the program:
- Does his violation go against my driving record?
 - The answer is no. These are Association violations and treated just like any other Association violation. and treated as such.
 - Why are we doing this speed enforcement?
 - Board is responding to the request of the community, both from surveys and direct comments from residents.
 - What do other communities do?
 - Some Associations have hired security personnel who actually pull drivers over and issue a speed citation. Many others are doing exactly what we are doing – deploying manned or unmanned radar cameras. Many others deploy speed bumps throughout their communities, something that our residents have been loud and clear they do not want.
 - Are our speed limits comparable with other communities?
 - Nearby communities have comparable speed limits and Peter has not found any gated communities with a speed limit over 25. Some communities are lower.
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Treasurer's Report: Bob Eisenbeis gave the report.

Committee Reports:

Cable Committee: Jim Lamy gave the report.

Hotwire has transitioned our community from Launch Mode to normal operations, with a different customer service portal and a new account manager for our neighborhood. The committee has met with the new manager and expressed some concerns that remain. Committee brought forth the need for additional training now that the systems were in place and people were more familiar with the devices. Hotwire has agreed to conduct 3 more training sessions – once each month in January, February and March. Details will follow.

The new app developed by Hotwire, called ***Fision TV Everywhere***, is now available. Everyone should have received an email explaining its usage. By downloading this ap, it allows one to view programs on your phone or tablet.

The Communications Committee will assume responsibility for the new Rosedale community channel and is still seeking a volunteer for this task.

Jim stated that Quarterly Service Level Agreement reviews with Hotwire will begin in January. SLA's are an important vehicle for continuous improvement of service over the coming months and years. The cable committee and selected board members will attend these meetings.

Jim noted that Spectrum has finally buried the cable that has been draped over tree branches across 51st Terrace East.

Roads Committee: Tom Tangney gave the report.

Tom had one funding request to re-mount several cement caps that fell off the Baltry Court wall during the storm. Caps are not broken but just need re-set. Estimate for expense is \$400. Jim Lamy moved to approved expenditure; Fred Booth seconded. All in favor; motion passed.

Tom met with our power washing contractor, Cape Coral, to discuss remedial cleaning in the Links. They have agreed to address 5 trouble spots on Tobermory, Carnoustie, Royal Dornach, Doon Valley and Loch Lomond pending the release of the final payment due. Continuation of the next phase of the annual contract and setting priorities for 1Q23 is pending completion and evaluation of the above work when done.

Lykins is currently fabricating the panels for the 44th Ave monument while they await permit approval. The SR70 entrance work does not require permits, and that work is slated to begin next week.

Lykins has also been assigned the work to replace all the damage signage from Hurricane Ian. It is hoped this work will also begin shortly; however, committee asks for resident's patience, as company has a lot of work to schedule due to other community storm damage. Fortunately, all

stop and safety signs were fixed temporarily by Lykins, so there is not a safety issue in the community; just obvious that some of the signs need replaced.

The remaining numbers needed for the mailboxes have been received and will be placed in the next week or so.

Paperwork for gatehouse painting and repair has been completed. Decision of color for SR70 gatehouse is pending.

Tom noted that committee had a lot on their plate and could use additional volunteers.

ARC Committee: Peter Ingraffia gave the report.

31 requests had been reviewed in November, with one item under review.

Committee has made a determination for homeowners that completed projects without or before ARC approval was given. For first offense, warning letters will be sent for such infractions. If a second occurrence, the matter will be handled by the compliance committee.

Committee also decided it will not dictate color choices for anyone wanting to paint their driveway, but will review submitted property change request comparing driveway color option to house color. Committee confirmed that if a homeowner wants to paint their driveway and it's on the side of the street with a sidewalk, the sidewalk is not to be painted.

Landscape & Irrigation Committee: Cheryl Smith gave the report.

The committee is concerned that dog owners using the dog park are leaving their dog's waste and other debris lying around the park rather than picking it up. At this time, there is no waste receptacle to place these items in, nor do we have a service that will pick this up. Board asked Cheryl to look into a couple of options (purchase a receptacle and have Teal remove trash/waste and install new liner on a weekly basis, or look into a service that handles this type of thing) and report back to the board next month with findings.

As previously noted, committee will be doing a survey of the community Wednesday, December 14th, to determine what clean-up work is still needed.

Cheryl had two funding requests:

- \$4,000 for pine straw mulch placed at the SR70 entrance and runway. Jim Lamy moved to approve expenditure; Fred Booth seconded. All in favor; motion carried.
- \$6,460 to Luna Landscape for tree and stump removal and the planting of 12 new trees from Ian damage. Also removing stumps in the dog park. Peter Ingraffia moved to approve expenditure; Bob Eisenbeis seconded. All in favor; motion carried.

Stormwater Committee: Gary Schaefer gave the report.

Gary requested board approval to spend up to \$5,000 for retention of an arborist to confirm the designated Green area for invasive removal, inspect all of Rosedale to define invasive work areas for 2023 and to assist with the grant application for invasive removal from Manatee County for 2023. Gary suggested funding could come out of budget line 2059. Bob Eisenbeis stated that

we had budgeted \$30,000 for invasive removal for 2022 and had spent nearly that much for the project. However, the 2022 grant from Manatee Count for \$10,000 had not been received yet, so this could cover the cost of the arborist. Peter Ingraffia moved to approve expenditure. Chuck Allen seconded. All in favor; motion carried.

Pond 19 bank restoration is nearing completion. Contractor has stated they will need more sod than originally planned to complete project. At this time, unknown what incremental cost might be.

Gary reported that SWFWMD has signed off on all the swale work that had been done – we are compliant. However, they stated we still need to address the dry pond #5 in the Links. A second meeting with SWFWMD has been requested to discuss options, but no response thus far.

Littoral pond plantings are being proposed for Pond 19 in Legacy and Ponds 22 and 23 in the Highlands. Gary asked the golf course if they would want any such planting on their pond banks, especially next to the driving range on Pond 19. They stated they would, but they were not going to pay for it at this time. Board confirmed we would not put any such plantings anywhere but on Rosedale Homeowner's Association property.

Community Access Committee: John Sasa gave the report.

The committee submitted a list of 198 incidences of speeding in the month of November. 39 incidences involved residents speeding multiple times, leaving a net of 81 residents with a first speeding offense and 54 with a second speeding offense. A list of 135 residents was sent to the compliance committee for review, and compliance committee will present during their report.

The access committee will continue to monitor speed and record violations throughout the community in the months to come, with monthly reports being sent to the compliance committee for review.

Communications Committee: Ed Mazer gave the report. No new news was reported.

Lighting Committee: Chuck Allen gave the report.

Lights at Bloomfield Park monument area has been off for some time. RPM has found an electrician that can come out and potentially fix issue Monday. Chuck will meet them at the site. With that, Chuck moved that the board approve up to \$500 for the repair if the electrician can do immediately. As these lights being off creates a safety issue at this intersection, it is in the best interest of the community to get them working as quickly as possible. Peter Ingraffia seconded motion. All in favor; motion carried.

Community Standards and Practices: Jim Lamy gave the report.

Jim is updating the rental policies to include notifying the local HOA's when a property is being rented. This recommendation was brought forth by the RCC, and Jim agreed that it was a needed addition to the policy.

Compliance Committee: Fred Booth gave the report.

Compliance committee reviewed speed violation list from the access committee and recommended that each of the 81 identified November speeders be fined \$50 as a first offense and the 54 identified as second offenders in November be fined \$100. Fred Booth moved that the board approve and assess the fines as recommended by the compliance committee. Ed Mazer seconded. All in favor; motion passed. Notification letters will be sent to these individuals by RPM Friday, December 9th and Monday, December 12th, with details as to the infraction, fine, and information concerning a hearing should they wish.

Fred noted that the hearing committee that met December 2nd upheld all but 5 violation notices as issued in October.

Fred noted that the compliance committee has handled 178 reported violations in 2022, with only 12 violations outstanding. Per the recommendation of the RCC, Susanne Lee and Ruth Plant are working to develop a graph and / or recap that can show residents results of the committee's work.

Committee is planning on doing a community-wide audit in late January / early February 2023, looking at such things as roofs that need cleaning, proper screening of mechanical equipment, landscaping, etc.

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

New Business:

1. 2023 Budget. The board moved to adopt the proposed budget in the November meeting. Subsequently, RPM sent each resident the proposed budget. The new budget assesses each homeowner \$2,074 for 2023, an increase of \$185 from 2022. Bob Eisenbeis moved that the board approve the 2023 budget. Jim Lamy seconded. All in favor; motion passed. With that, Ronda Veaghn stated homeowner statements would be mailed Friday. If homeowners do not receive their 2023 assessment statement, please notify RPM.
2. Funding approvals for pine straw, Luna Landscaping, concrete cap replacements on Baltry Court and speeding fine approvals, all identified as new business on the agenda, were handled during each committee member's report, and therefore, nothing new was needed to be discussed.
3. Chuck Allen requested that Fred Booth provide updates on the 44th Ave. expansion and Lena Road project in future meetings. He stated that the board had approved hiring a consultant for assistance in determining what we needed to do in making our proposals to the county board and wanted to know status of that work and discussion.
4. Ed Mazer thought we should always make a motion to waive the reading of the names of the violators in our meetings. Peter Ingraffia agreed and so moved that we do so for this meeting. Chuck Allen seconded. All in favor; motion carried. In future meetings, this

motion will be made for such instances and during the compliance discussion. However, as before, a list of the addresses of the offenders will be published in the official meeting minutes. (See attachment)

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

Katie Thornton had several areas she wished to address:

- Katie liked the holiday lighting and thought it looked very good.
- Katie inquired about the planned SLA that the cable committee was planning in January. She was pleased that the committee was doing an SLA, as she found them very useful in her professional life. She asked that the results of the meeting be shared with the residents.
- Katie was concerned with the speeding notices and felt warnings should have been issued first instead of violation notices. It was pointed out that warnings were given to those caught on camera in August and September as the program was being initiated, and news of the program had been published for many months in the meeting recaps, minutes and community communications.
- She also felt fines should be kept at the \$50 level and not escalated, citing this would keep it simple.

Gisella Rivera has two areas she wished to address:

- She was concerned about the gate attendants imputing her address to vendors when she was unaware of anyone coming to her home. John Sasa responded that this was a problem uncovered, thanks to Gisella's inquiry, and caused by Uber Eats drivers. Procedure has been changed at the gatehouse, requiring drivers to show meal order with exact address of where the food is being delivered. If the address has not been inputted into Dwelling Live, gate attendant will call resident to confirm delivery before allowing entrance.
- Gisella also asked about having an opportunity to comment on the budget prior to board passage. Peter pointed out that the board had passed a resolution several months ago that enabled residents to speak to agenda items. However, residents needed to let a board member or RPM know they wished to speak so they could be recognized. As no one had asked to speak prior to our meeting, we were unaware that she wanted to talk to this issue. Gisella asked how to notify someone in the future. Peter stated she could call or email RPM and it would be noted for the meeting.

Dave Kuchinski had two comments:

- He commented on line item 5055 in the 2023 budget, inquiring if this expense was for an on-site property manager for Rosedale. As the RCC had recommended this in the past, he was in favor of the addition, but just wanted to know what it was. Peter confirmed that budgeted amount was to hire a part-time, on-site property administrator. They will be employed by RPM but work strictly for Rosedale, working with the board and the

committees on work needs. As of now, plan is 25 hours per week, with person have set times every day to meet with residents or committees as needed. Work is being defined, but expect this person to be a big asset to the committees confirming ARC approved work, compliance issues, identifying issues or problems quicker as they are on-site every day, and being a knowledge resource for the committees regarding vendors to assist with needed projects and work. Job description is being developed as we speak so person can be interviewed and hired as soon as possible.

- Dave also asked how guests were registered, as he was concerned if a guest was on multiple homeowner's lists, who would get the violation notice if the guest was speeding. John Sasa confirmed that the guests are registered each time by the resident they are visiting, so any such infraction, should it occur, can easily be linked to the proper person.

Shawn Peacher had several areas he wished to address:

- He congratulated the cable committee on the Hotwire conversion. He has had a good experience with the transition and is happy with the new system.
- He understood the rationale behind the speed enforcement program. However, he felt it needed some work to clarify and simplify the process.
 - How were the fines assessed – by car or by resident? If he got a violation one month, and his wife in their other car the next, would that be two single violations at \$50 each, or would his wife's be a second violation at \$100? He felt it shouldn't be classified as a second violation. John Sasa confirmed that as of now, cars are linked to the resident address, so in Shawn's example, it would be a second violation.
 - He also felt the guest violations should be looked at. While agreeing residents were responsible for their guests, he felt guest violations should not be "counted" towards his own tally. He also felt guest violations shouldn't be an escalating format as was with residents. He felt a flat \$50 fine per each guest infraction was sufficient.

Several of the board members stated these were good ideas and would consider them for future consideration.

Paul Green had two areas he wished to comment on:

- He was concerned with the potential actions the landscape committee may recommend for the dog park. He felt the dog park was a luxury amenity offered to those that had a pet in Rosedale and they should be responsible for cleaning up after their pets, not the rest of the Rosedale residents.
- He also inquired as to what qualifies as speeding and where the cameras had been placed. He stated he hadn't seen them on his street yet felt there was a problem there. John Sasa stated that camera was placed in various areas throughout Rosedale, and the camera had been on Paul's street 5 times since we started the program. Peter reiterated that the speed limit in Rosedale is a posted 25 mph.

Rich Toscano inquired as to those residents whose speed violation was rescinded – what was the process for notifying them? Would they simply not receive a notice of payment due from RPM? He felt those individuals should be notified. Board agreed. A process will be developed following the meeting to do exactly this for those impacted currently and in the future.

Jackie Meehan, who has been on the landscape committee for many years, stated that there were signs in the dog park asking owners to clean up after their pets. The committee even provides doggie bags. Seeing people now leaving their personal trash is very frustrating. As she stated, the dog park is the ONLY amenity offered to homeowners in Rosedale, and to treat it as such is heartbreaking. Paul Green spoke up and asked if such actions would constitute potential to close the dog park in the future.

Rich Ward commented on the speeding program. He felt any such speeding events should be handled as a warning first. He also felt those with multiple speeding occasions during the month should only be fined one time per month. It was pointed out that we currently do exactly this – we only issue one fine per month even if there are multiple infractions.

Marie Tinsley had several comments:

- She asked if one saw a violation at the dog park – someone not cleaning up after their pet – could it be reported as such? Peter responded that in theory a picture or video could be taken and reported, but he hoped it wouldn't come to that.
- She liked the holiday lighting and wondered how long it would be up. The lighting will be up through the holidays and taken down by our vendor after the first of the year.
- She asked if there was a rule or wattage requirement for the coach lights and post lights in the neighborhood. Peter responded that there was a CC&R requirement for these lights. As Rosedale did not have street lights, home's coach lights and light posts were the means to provide such lighting for the safety of the neighborhood. Fred stated that his committee did not do night checks on homeowner's lighting, and he strongly encouraged residents to report any issues.

Adjournment: With no more resident comments, Fred Booth made a motion to adjourn meeting. Ed Mazer seconded the motion. All in favor, motion carried. Meeting adjourned at 4.35 PM.

Chuck Allen, Secretary

Date

Speed Violations for Month of November 2022

First Time Offenders

Address
5114 87th Ct East
5231 96Th Street East
5220 88Th Street East
10229 Loch Lomond Drive
9814 Carnoustie Place
9612 53Rd Terrace East
5004 96Th Street East
9726 Carnoustie Place
8753 49Th Terrace East
10212 Loch Lomond Drive
8508 54Th Ave Circle East
8508 54Th Ave Circle East
5019 96Th Street East
8569 54Th Ave Circle East
8727 51St Terrace East
9726 53Rd Drive East
4829 88Th Street East
8715 51st Terrace E
8707 51St Terrace East
10322 Eastwood Drive
8742 49Th Terrace East
5342 97Th Street Circle East
8729 54th Avenue East
9722 53Rd Drive East
5120 96Th Street East
4839 Royal Dornoch Circle
5137 88Th Street East
8759 52Nd Avenue East
9751 53Rd Drive East
10632 Glencorse Terrace
4516 Baltry Ct
8775 52Nd Avenue East
8766 49th Terrace E
8571 54Th Ave Circle East

Address
10124 Carnoustie Place
5124 96Th Street East
4853 88Th Street East
4753 Royal Dornoch Circle
8731 51St Terrace East
9711 Carnoustie Place
8737 49Th Terrace East
4610 Royal Dornoch Circle
5311 97Th Street Circle East
4805 Tobermory Way
8721 49Th Terrace East
9722 Carnoustie Place
8652 54Th Ave Circle East
5205 88th Street East
4602 Royal Dornoch Circle
10027 Carnoustie Place
8746 52Nd Drive East
4430 Baltry Court
10512 Eastwood Drive
8536 54Th Ave Circle East
8648 54Th Ave Circle East
5208 97Th Street East
5208 97Th Street East
8731 52nd Dr East
4923 Tobermory Way
5319 88Th Street East
5117 96Th Street East
8711 51St Terrace East
5312 96Th Street East
8537 54Th Ave Circle East
5019 96Th Street East
8718 52Nd Avenue East
4919 88Th Street East
8740 53rd Terrace E

[illegible]

Speed Violations for Month of November 2022

Second Time Offenders

Address
4833 88Th Street East
9919 Marbella Drive
4685 Royal Dornoch Circle
9731 51st Terrace E
10319 Eastwood Drive
9911 Marbella Drive
8734 52Nd Avenue East
9610 53rd Drive East
5011 88Th Street East
8746 49th Terrace E
8727 51st Terrace East
4826 Tobermory Way
5015 96Th Street East
4537 Baltry Court
9621 Carnoustie Place
8709 52nd Drive East
4814 88Th Street East
4706 Tobermory Way
9620 53Rd Terrace East
4842 Royal Dornoch Circle

Address
5121 88Th Street East
4828 Royal Dornoch Circle
4406 Baltry Court
8747 53Rd Terrace East
5123 87Th Court Eas
4414 Baltry Court
4748 Royal Dornoch Circle
10022 Marbella Drive
8705 52Nd Drive East
9739 53Rd Drive East
10112 Carnoustie Place
5141 96Th Street East
4741 Royal Dornoch Circle
5003 88Th Street East
8771 52Nd Avenue East
4694 Royal Dornoch Circle
8735 52Nd Avenue East
4903 Tobermory Way
5326 97th St Cir E
8758 52Nd Drive East

Address
4912 Tobermory Way
10121 Marbella Drive
4769 Royal Dornoch Circle
10659 Glencorse Terrace
10215 Marbella Drive
10016 Carnoustie Pl
9625 Carnoustie Place
8730 52nd Dr E
5319 88Th Street East
5128 97Th Street East
8621 51st Terrace East
4545 Baltry Court
4721 Royal Dornoch Circle
9755 53Rd Drive East