

From: Ed Mazer, Communications Committee <Communications@RosedaleMHOA.com>
Sent: Monday, January 19, 2026 3:47 PM
To: Edward & Charlene Mazer
Subject: Recap of Jan. 15th Rosedale Master HOA Zoom Board Meeting



Rosedale Master Homeowners Association

www.rosedalemasterhoa.com

**Recap of
Rosedale Master HOA Zoom Board Meeting
Thursday, January 15th at 2pm
by Ed Serra**

The Rosedale Master Homeowner's Association Board meeting was held Thursday January 15, 2026, via Zoom.

With a quorum present, the regular monthly board meeting was called to order by Vice President Chuck Allen at 2:03 pm. Notice was posted in accordance with Florida State Statute 720. There was a total of 26 people in attendance, including board members and RPM

Directors Present: Vice President Chuck Allen, Treasurer Brian Fisher, Secretary Ed Serra and Directors Ed Mazer, Paul Green and Susan Hetzler.

Approval of BOD Meeting Minutes December 18, 2025 : Susan made a motion to approve the December 18, 2025, minutes, Ed M. seconded the motion. All in favor; motion carried.

President's Report – given by Chuck Allen:

1. Just a reminder the Rosedale Master Association Annual meeting will be held on March 10 at Bayside Community Church on SR64 just east of Lorraine Road. This is the same location that was used in previous years. The meeting will start promptly at 6:00 pm and will be in-person and via video. Please arrive before 6:00pm to allow yourself enough time to register for the meeting.
 - a. This year there are three open board positions each for two-year terms.

- b. If anyone is considering running for the Board, your intent to run must be **received** by RPM at their Lakewood Ranch office on or before January 29. If your signed intent to run document is not received by the deadline you will be ineligible.
 - c. As well, if you want to include a one-page summary of your qualifications for running for a Board position, your qualifications statement must be received by RPM again at their Lakewood Ranch office by close of business on February 3, 2025.
 - d. All the above is detailed in the Annual Meeting notice that went out to all member addresses last week either by e-mail or USPS, depending on your profile preferences you've set-up in Vantaca.
 - e. If anyone is unsure about what a Board position entails, i.e. responsibilities, time commitments etc., please feel free to reach out to me or any current Board member. We would be happy to share our experience.
 - f. There were no recommended CCR changes submitted by members in 2025 so at this point, the only vote tallying occurring at the meeting will be for the three open Board positions, assuming there are candidates that run and votes to tally.
2. The above topic leads me to this next regarding roles and responsibilities. I and others have stated this before but it warrants a reminder... The Board, our committees, and our Gate Attendants are not a police force, nor are we the community peacekeepers. Some residents have been frustrated by a misperception of responsibilities. Rosedale is a large community with over 2,000 residents. There may be times where there are resident disputes. As well, it has occurred conversely where a Board member gets into a situation that is best left to the local authorities.
- a. If you see what you think is criminal activity, call the sheriff's office. For your own and others safety, do not take matters into your own hands.
 - b. Likewise, the Board has recommitted that we will not be a police force, and have even reimaged our Compliance Committee along that vein as we'll review later in the meeting.
 - c. If you notice a CCR violation occurring, please complete a violation notice has indicated on the Rosedale web site. If you're not sure an action you see is a CCR violation, please contact our property manager and share your concerns. She will be able to guide you as to whether the matter is a potential compliance concern or not.

3. And finally, Chuck and I worked on cleaning up community records back to 1994. We have a large number of documents that can be shredded. Caitlin is working on a solution for this.

Treasurer's Report – given by Brian Fischer:

The Association financial position VAO – December 31, 2025 is as follows;

| Bank Account | Bank Bal. | Uncleared Items | Book Balance |
|--------------------------------------|---------------------|------------------------|---------------------|
| Popular Bank Operating 3672 | 983,094.90 | 36,078.89 | 1,019,173.79 |
| Popular Bank RSV 3680 | 2,614.45 | 1,129.16 | 3,743.61 |
| Popular Key Deposit 4523 | 8,200.00 | 200.00 | 8,400.00 |
| Morgan Stanley Operating 2474 | 59,758.47 | 0.00 | 59,758.47 |
| Morgan Stanley RSV 2314 | 1,177,604.83 | -7,500.00 | 1,170,104.83 |
| Morgan Stanley Hotwire 4555 | 201,577.79 | 0.00 | 201,577.79 |

By way of summary, total assets are \$2,462,758.49 from which \$1,173,848.44 constitutes reserves and \$8,400.00 are funds held on account of others, leaving \$1,280,510.05 in Operating Funds. We finish the year with 15 units which have not paid some portion of their Annual Maintenance Fee constituting an outstanding balance of \$7,474.05. This is for annual fees due for prior calendar years. The annual maintenance fee for CY 2026 is due but not late until the end of January.

After adjusting for additional income and expenses through the conclusion of December 2025, I estimate we will carry a deficit of **\$20,670.66** into the 2026 CY. This was caused by our being over budget with our fixed expenditure. Gate access and insurance were the primary cost drivers amounting to approximately \$64,000 in additional expense combined. We will need to be mindful of this with expenditures this year.

Our required reserve balance at end of year to be fully funded as recommended by our studies is \$1,031,910. Budgeted expenditures for CY 2026 are \$330,241. Our budgeted contribution to reserves for CY 2026 is \$438,000. I would recommend we fund our reserves as soon as possible as our studies are based on earned interest over the course of the year. However, we do appear to have excess funding currently in reserves over what is required. This could be caused by projects being delayed which would give a false impression of our position. Our last update to our Reserve Study was done in CY 2024. I recommend we perform an update this year and adjustments be made as permitted and approved by the Board. In addition, the finance committee will be meeting with the committees to review projects scheduled for this year to be funded by reserves.

Committee Reports:

Infrastructure Committee –Tom Tangney reporting:

A motion is requested for a maximum of \$350 (expense 2065 Mailbox Repairs) to purchase spare mailbox doors w/latches for the cast iron mailboxes on 96th St. Susan Made a motion to approve this request, then seconded by Ed M, all in favor and motion is passed.

A motion is requested for \$2,000 (expense 2090 Gatehouse Cleaning) for cleaning the vents/ducts in the gatehouses. Chuck made a motion to approve this expense, Susan seconded, then all in favor, motion passed.

The survey of all non-golf course sidewalks and curbs was completed and a bid package prepared. ~200 items (i.e. potential tripping hazards, damaged curbs, etc.) were identified for grinding or replacement. The following comments should be noted:

- Items that did not meet the criteria for immediate remediation but were likely to need addressing within the next 12-18 months were included. This was done to proactively address issues and minimize multiple vendor visits and excessive costs.
- Damage deemed minor and cosmetic (inc. hairline cracks and eroded concrete curbing that abuts sewer inlets, etc.) was not included
- CH6 will be given to option to coordinate with our effort to have issues with their sidewalks addressed at the same time (at their cost).

Vendor visits will likely be needed to provide options for certain items.

Caitlin Moore and Chuck Allen completed a survey to identify damaged pillars in need of repair, refurbishment, or removal (87th St outside of SR70 exit). Bids are being solicited for this work.

The concrete bench pads for Eastwood Park have been installed. Teal is refurbishing any sod/soil damage done by the concrete equipment.

An engineering survey of all ponds was initiated. This will help us establish SWFWMD recertification and general refurbishment priorities for 2026.

We have requested that CH6 investigate a sinkhole/erosion issue that has occurred on their property near the sidewalk on the South side of pond 1 (near SR70 gatehouse, adjacent to the law office).

Cold weather resulted in a small fish kill in the ponds adjacent to the 44th Ave entrance. The dead fish were removed (birds and vendor) and the odor dissipated. No algae bloom is evident as of this writing.

Met with vendor to discuss rippling of the recently paved section of 88th St and additional asphalt patching. They will provide options to address (shared cost).

ARC Committee – Chuck Allen reporting:

The Committee met once in December and addressed 17 requests. No requests are under review.

It should be noted for all of 2025, only one property change request was denied for lack of information from the homeowner. This success is due in large part to the ARC Committee members reaching out to homeowners to clarify, suggest alternatives, or adjust requests such that they will adhere to CCRs and ultimately provide an acceptable solution for the homeowner.

Landscape Committee – Sigrid Seymour reporting:

A motion was made by Ed M to approve the purchase and installation of two benches in Eastwood Park for \$1250. Then Susan seconded the motion, and all in favor, motion passed.

Community Access Committee – Ed Mazer reporting:

Speeding Program:

For December, it was mainly placed on 87th - 6 times on 87th and 3 times on Tobermory.

In those six times that the camera was out on 87th, there were only 7 speeders. 7. And one day, zero speeders during the time the camera was out. 4 days there was 1 speeder (1 resident, and 3 others), and one day with 3 speeders (1 golfer and 2 others). The numbers indicate that the speed humps have done their job of reducing speeding on 87th Street.

The three days camera was out on Tobermory, there were 12 speeders (2 residents/tenants), 2 guests, and 8 others).

In total, there were 19 speeders for the month of December: 3 residents/tenants; 2 guests; 1 golfer, and 13 others that could not be unidentified.

Recommended fines for speeding

- Within the residents' component were 5 speeders - 2 residents, 1 tenant, and 2 guests, resulting in 3 resident/tenant violations, all below 35 mph, to be fined at \$25 each.
- Golf course: 1 golfer was clocked speeding, and no fines for the golf course for December.

Rosedale Santas

Highlighting the Christmas season, a group of anonymous Rosedale Santas appealed to what can only be described as a generous Rosedale community to take up an on-line collection for a monetary gift to present to our tireless gate attendants for the Christmas holiday. Residents showed their appreciation to our gate attendants by making it a very successful effort. Our 9 gate attendants received a very meaningful Christmas gift, for which they were very grateful. Thanks to all who made it happen.

Gatehouse

We continue to work on updating electronic equipment at our 44th and SR70 gatehouses. The goal is to make them more robust and less susceptible to failures.

We have made significant progress in reducing the incidence of downtime. There is still more to do, and we are focusing now on making our gatehouse security installation rock-solid reliable.

Our plan is to do the following:

1. create a network diagram with configurations to document the complete installation.
2. install equipment cabinet at both gatehouses to allow for better organization/protection of IT devices and rewiring and labeling all cables. I
3. upgrade our Routers, Firewalls, and switches.

The work has started and we are already experiencing improve sustainability and ease of support.

Rosedale Drivers Need to be more careful

It came as a surprise to me, but multiple times in the past few months Rosedale drivers have jumped the gun by not waiting for the exit gate to open and ran into the gate arm. Each time that happens, until our vendor can come out and repair it, the gate has to be left open. Also, the driver gets an unwelcome charge for repairing the gate they destroyed and any damage to the car. It hardly seems necessary to say; but, sadly, it is. Please exercise care and patience when entering or exiting Rosedale and wait for the gate arm to be completely raised before proceeding.

Barcode Reader hit by truck

Late last week a large truck struck the BIA barcode reader at the 44th Avenue Gatehouse and took it out of service. Our vendor was fortunately able to show up within a few hours and make temporary repairs to get the gate back up and working. We were able to identify the vendor who hit it and have made a claim to be reimbursed for the damages. A new Barcode reader is scheduled to be installed on Tuesdays, Jan 13th.

Ed M then made a motion to approve \$8500 repair for BAI box damaged, then Susan seconded the motion, and all in favor, motion passed. We are aggressively perusing reimbursement from the trucking company.

Other Activities

- Access continues to provide support to residents with Tekwave regarding warranty deeds, leases, and various issues.
- The display in the All Box, that is the call box at the 44th Ave Gatehouse, is defective, and Tekwave will be replacing it under warrantee.

Communications Committee - Ed Mazer reporting:

Pretty much business as usual:

1. Composed and sent out five blanket emails to the community in December.
2. Posted copies of email to the Website
3. Visited new homeowners personally to deliver Rosedale Welcome Packages.
4. In December we responded to various inquiries in Contact Us.
5. We answered scores of direct email inquiries in December
6. We updated the email database with new email addresses.
7. We posted signs for all the Board Meetings and closures.

Lighting Committee - Chuck Allen reporting

Working on getting quotes and options adding lights in the highlands area – work in process.

Community Standards and Practices - Ed Mazer reporting

Nothing new to report.

Insurance report - Brian Fischer reporting:

| Policy Period: | Renewal: 1/12/2025-2026 | Renewal: 1/12/2026-2027 |
|-----------------------------|-------------------------|-------------------------|
| CARRIERS | | |
| Property | Tower Hill | Tower Hill |
| PROPERTY | | |
| Front Guardhouse | \$191,987 | \$193,445 |
| Rear Guardhouse | \$62,856 | \$63,454 |
| Entry | \$29,387 | \$38,848 |
| Prop NOC | N/A | \$33,798 |
| Fence/ Wall | N/A | \$555,766 |
| Gate | N/A | \$28,736 |
| Entry Feature | \$67,500 | \$73,431 |
| Fence/ Wall | N/A | \$55,145 |
| Gate w/ Electronics | \$65,486 | \$71,415 |
| Gate w/ Electronics | \$74,807 | \$74,807 |
| Gate w/ Electronics | \$26,407 | \$28,026 |
| Security Cameras | \$87,000 | \$87,000 |
| Fence- Wrought Iron | \$157,796 | \$157,796 |
| Perimeter Wall | \$328,110 | \$363,706 |
| Mailbox Kiosk | \$89,110 | \$94,163 |
| Fence/ Wall | | \$96,405 |
| All Other Perils | \$5,000 | \$5,000 |
| Wind/ Hail Deductible | 10% | 5% |
| Sinkhole | 10% | 10% |
| Equipment Breakdown | Included | Excluded |
| Co-Insurance | 90% | 90% |
| PREMIUMS | | |
| Property | \$7,859.05 | \$7,076.80 |
| Total Annual Premium | \$7,859.05 | \$7,076.80 |

The only insurance related development is the renewal of our property insurance policy. The only carrier quoting continues to be Tower Hill. All coverages and policy terms remain the same and as reflected above the premium came down by almost \$800. Based on the foregoing we would recommend renewal of the policy as presented and Motion for Same.

Would remind Board members we had contracted for our property appraisal on a 3-year term. This was the last year. The Board will need to determine whether to continue to update the property appraisals and at what frequency later this year.

Brian then made a motion to approve the policy renewal, Susan seconded the motion, then all in favor, motion passed.

Compliance Committee -Chuck Allen reporting:

There was Compliance Committee Meeting this month.

Ed M. then made a motion to approve the revised compliance committee charter which includes renaming the committee to "Oversight Committee" and renaming the hearing committee to the "Compliance Committee." Susan then seconded the motion, all in favor motion approved.

Chuck then made a motion to approve Doug Brown to be the Charman of the Oversight Committee, Paul Green seconded the motion, all in favor, motion passed.

44th Ave. and Lena Road Project Committee – Chuck Allen reporting:

Nothing new to report.

Manager's Report – Prepared by Caitlin Moore, CAM from RPM reporting

I. INTRODUCTION:

Since our last meeting in December, I have had the pleasure of attending the infrastructure committee meeting, and will be working with them on some projects, obtaining bids, etc. I will be conducting a drive through next week to follow up on any outstanding violations.

II. ADMINISTRATION

Administrative Services

As a reminder, Cristina Stewart is assigned to assist with regard to administrative duties for Rosedale Master Association. She is available at the office to assist unit owners and BOD members when I am unavailable. She can be contacted at cstewart@resourcepropertymgmt.com or 941-348-2912.

2026 Annual Meeting: 3/10/2026 @ 6pm

The Annual Meeting will be held on March 10, 2026, at 6pm at Bayside Church. The first Notice was mailed out and sent electronically on 1/9/2026. Please do not forget that your NOI will be due on 1/29/2026 and your BIO, should you wish to include one, is due 2/3/2026. The Second Notice will be mailed a minimum of 14 days prior to the meeting.

Insurance

I have been working with Brian Fischer and Sara Mower on the association's property insurance renewal. Information was sent to the Board with the renewal information and approved by the Board to move forward with the renewal, which came in at a lower premium than 2025 with the same coverage. A 3-year contract was signed with Townsend for appraisals which is expiring, I will be exploring alternative options and presenting them to the Board in the near future.

III. MISC

Speed Hump Enhancement

We have received very good feedback in regard to the new speed humps. A vendor was hired and they came in and cleaned up all the debris from the removal as well as stacked the old rubber speed humps on pallets which were picked up by Traffic Logix on Monday, December 29th.

Caitlin recommended the board approve the three speeding fines for December as reported. Chuck made a motion to waive the reading of the names of the speed violators; however, addresses would be published in the official meeting minutes. Ed Mazer seconded, then all in favor, motion passed.

Chuck then made a motion to fine 3 resident speeder at \$25. Susan seconded the mention, then all in favor, motion passed

SR 70 Guard House

It was brought to my attention that there may be mold present in the SR 70 guard house duct work. I reached out to a duct cleaning company who could not identify if the specific substance they were finding was mold and recommended contacting a remediation company. After contacting several companies, I met with AMPM on January 5th. The proposal recommended a throughout cleaning of the duct work and other various items to remove the mold. The proposal was sent to the Board and approved, and work was completed on January 8th. After the shredding of documents in the guard house, I will begin obtaining bids for some refurbishments to the guard houses to include some dry wall repairs, painting, and storage shelf installation to better store mailbox parts and other misc. items. Upon obtaining these bids they will be shared with the Board for their consideration.

Pillar Refurbishment/Removal

Since my arrival as the manager of Rosedale Master Association I have been observing different areas of the association. One of those items are the need for some repairs and refurbishments to the pillars at the SR 70 and 44th Avenue entrances and a removal of a pillar located at the SR 70 entrance. I

am in the process of soliciting bids for this project which will be shared with the infrastructure committee as well as the Board.

Record Retention Policy

The Board is working on cleaning out the off-site storage unit as well as records in the SR 70 gate house to prepare to dispose of any unnecessary records of the association. I am working on obtaining proposals for a shredding truck to come on site which will be shared with the association and given the opportunity to shred their personal files as well. A record retention policy was shared with the Board at last month's meeting. To date, I have not been able to locate where a previous policy was adopted; therefore, I am recommending the Board review, allow the associations attorney to review, and finally, adopt the attached policy in the near future.

Collection Policy

The deadline for assessment payments, January 30th is quickly approaching. I have reattached the collection policy shared with the Board at the last meeting as I have not been able to locate a previous policy and would like to try and implement this policy to be utilized on any necessary collections after the due date. As a reminder, A clear collection procedure is important in HOAs because it ensures consistent and fair handling of unpaid assessments, protects the association's financial stability, and helps maintain property values. By outlining timelines, notices, and enforcement steps, the procedure promotes transparency, reduces disputes, and ensures the HOA has the funds needed to maintain common areas and provide services for all members.

Old Business

All covered above

New Business

None.

With no additional old or new business to discuss, Chuck opened the meeting to any residents' questions:

A resident asked if the collection policy recommendation also included collection of violation fines.

A resident asked for an update on the speed monitoring on Tobermory. Chuck said we have had equipment issues, and will continue to monitor and report next month.

A resident asked why we are having trouble to identify speeders. Chuck explain that we do not have a license plate reader (which could cost 18K) and we feel that the new speed calming techniques are working and, we will wait and continue to monitor the speeding for now.

A resident asked if there was any consideration for the new benches being installed could be dedicated or sponsored by a resident. Chuck stated that this recommendation was advanced several years ago with no response. However, after some interest, a proposal will be developed.

With no other resident comments and all the agenda items covered, Chuck moved to adjourn the meeting. Paul seconded. All in favor; motion passed. Meeting adjourned at 3:32 pm.

The next Board of Director's meeting will be Thursday, February 19, 2026.

***The new Oversight Committee Charter that shifts
the emphasis from enforcement to resolution***



Oversight Committee Charter

Purpose

The overriding mission of the Oversight Committee is to maintain the beauty and civility of the Rosedale community by ensuring that all homeowners respect the rights of others to enjoy their homes and respect the Rosedale Covenants, Conditions & Restrictions (CC&Rs). The Oversight Committee is commissioned by the Board of Directors to assist, support, and enhance the effectiveness and reach of the Association's Property Manager by helping

identify and successfully resolving violations of the Rosedale community's governing documents.

In fulfilling its mission, the Oversight Committee will provide its member volunteers with meaningful and rewarding experiences. Volunteer committee members will work with homeowners to assist them in gaining an understanding of the requirements of the community and how to comply. Volunteer committee members will not serve to police the community.

Organization and Operation of the Oversight Committee

The Oversight Committee Chair will be appointed by the Board to serve a 1-year term at the pleasure of the Board with possible reappointment. The Chair will work closely with the Oversight Committee Board Liaison, the Property Manager, and the Board of Directors, as needed. The Chair will present a report at regular Board Meetings and provide an update on the committee's current activities, including any non-compliance related issues.

Volunteer Oversight Committee members will be identified and approved by the Board. Volunteer Committee members will serve a one-year term and may be reappointed. Committee members will serve at the pleasure of the Board.

Responsibilities of the Committee

1. Assist homeowners in their understanding of the documents governing the Rosedale Community, including Master Declarations, CC&R's, Bylaws, and other applicable Rules and Regulations.
2. Provide oversight by periodically inspecting the community for homes that potentially do not meet the standards set out in the CC&Rs, e.g., dirty roofs, driveways, lawn care maintenance, etc.
1. Investigate resident complaints and provide the Property Manager with a preliminary evaluative report of the need for further involvement.
4. Reach out to homeowners with issues that have been determined by the Property Manager to be non-compliant and assist them in curing the violation by:
 - assisting homeowners in understanding the CC&Rs and what may be required of them in order to meet their obligations to comply,
 - assisting homeowners in identifying outside resources that may be needed in order to comply, and
 - collaborating with the Property Manager and the homeowners to work out a mutually agreeable plan to bring the property into compliance and avoid penalties.
5. Assist the Property Manager in tracking open violations and verify that the issues have been resolved.
6. Oversight Committee members will not recommend fines.

Responsibilities of the Property Manager

1. Evaluate the results of the preliminary inspection reports of the Oversight Committee and determine if there is a violation of the CC&Rs that needs to be brought to the Board with a recommendation to fine.

2. Bring recommendations for fines to the board for review and approval.
3. Regular review of non-compliance situations to determine if the violation has been cured.
4. Advise residents of the following regarding a reported or visually noticed violation:
 - the basis for the violation notice being issued,
 - the needed remedy to resolve the violation,
 - the time by which the issue must be brought into compliance, and the possible results if the issue is not corrected.
5. At the direction of the Board, issue citations for non-compliance situations.
4. The determination of a violation, reporting, and fining processes will operate in the open and be transparent while protecting the individuals involved.
7. Determine if any Manatee County regulations apply to the reported situation.
8. Follow the Oversight Committee's Flow Chart and the published Schedule of Fines.

Responsibilities of Rosedale residents when reporting a potential violation

1. Residents have an obligation to document and report violations that they see/observe.
2. Violations of the Rosedale governing documents cannot be reported by phone or email.
3. Violations must be reported on an official violation form available on the Rosedale Association's website <https://www.rosedalemasterhoa.com>.
4. The report should include the stated violation, with photos, if possible, addresses, and date of violation; if the violation is for a vehicle, the type/model, color, and license plate.
5. The violation form must be signed; the identity of the resident reporting the violation will not be disclosed.
6. The violation form should be submitted to the Property Manager who will advise the Oversight Committee of the resident reported violation.

Compliance Committee (formerly Hearing Committee)

The Chair of the Oversight Committee in collaboration with the Property Manager and the Board, will recommend no fewer than three (3) and no more than seven (7) members to serve on a Compliance Committee. Compliance Committee members must be approved by the Board and will serve a 1-year term at the pleasure of the Board with possible reappointment. No officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee may serve on the Compliance Committee.. A resident may request an appeal of a levied fine and/or penalty. Appeals will be heard by the Compliance Committee.

The Compliance Committee will hold regularly scheduled hearings to hear and adjudicate the appeal of any fines, remedies, and/or other penalties levied by the Rosedale Master HOA Board when presented to it by a resident. Effective 2024, Florida Statute 720.305 requires a 14-day written notice of a hearing before imposing fines with the hearing held by a committee within 90 days,

allowing for electronic participation. At the conclusion of the hearing, the fine, remedy, and/or penalty will either be confirmed or rejected by the Committee. The Committee must approve any proposed fines, remedies, and/or other penalties by a majority vote of the Committee members present at the hearing. Decisions of the Compliance Committee are final. Fines for violations cured prior to the hearing may not be imposed.

This message was sent to Ed@Themazers.Com by Communications@RosedaleMHOA.com
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