

**Rosedale Master Homeowners Association Annual Membership Meeting Minutes
March 13, 2023**

The Annual Meeting of the Rosedale Master Association was held on Monday, March 13, 2023, at 6:00pm at Bayside Community Church & via Zoom.

With a quorum of the membership present in person or by proxy, meeting was called to order by President Peter Ingraffia at 6:45pm. Notice was posted in accordance with Florida State Statutes F-720.

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

2022's Annual Meeting minutes were not read. Scott Boyd stated that minutes needed to be read and approved. He also stated that draft minutes on the website were not accurate and needed corrected, as several people that had spoken were not recognized. Chuck Allen asked Scott to send him that information so amendment could be made. Reading and voting on minutes were waived until amendments had been made and could be reviewed at the 2024 annual meeting.

Before reports of the officers and committees were presented, several residents asked to speak.

Treasurer's Report: Bob Eisenbeis gave report. Bob reported \$3.468.7M in total assets, with \$1.375M in reserves and the rest in operating assets. We were slightly under budget for 2023 at this time. Bob stated that approximately \$3M of our funds were in a Morgan Stanley fund earning 4%, and that the funds were 100% insured and protected. An updated reserve study is currently underway, looking at our needs in the next 15-20 years. Bob felt Rosedale was in a good financial status and reiterated that Rosedale had never had a special assessment for expenditures.

As monthly board meeting had just occurred 4 days prior and all committees had presented at that meeting, it was decided to just have Roads and Landscape provide a bigger overview of the projects planned for 2023.

Roads Committee: Presented by Tom Tangney

Tom introduced the members of the Roads Committee, then detailed the major projects planned for 2023. They are:

- Completion of the refurbishment of the SR70 entrance monument and re-construction of the 44th entrance monument.
- Repair and re-painting of both gatehouses, all ironwork fencing, interior pillars, sign posts and mailbox posts in Highlands and Legacy sections, painting the Tobermory and North Bridge bridges, and painting the soccer field wall.
- Repair and replace damaged street signs from Hurricane Ian (1H23). Material availability has delayed current project. Plan is to repair and replace faded and damaged signs in the back half of 2023.
- Replacing v-grate sewer and storm water inlets with open-throat drains. Initial focus is Westbury Lakes and 5000 block of 88th St. This is expected to alleviate flooding issues in these two areas. Committee has identified 30 drains to be replaced/upgraded. Expect total of 16 to be replaced in 2023, pending material delivery, with rest completed in 2024.
- Continued sewer inlet and road depression repairs as they occur.
- Repair of cracked/heaved sidewalks and damaged curbs in area roundabouts (2H23)

- Continued power washing of sidewalks and curbs, with Links and Highlands in 1H23 and Legacy in 2H23.
- in the Links. Tom stated he would investigate these, and asked residents to notify team if they saw any missing or damaged signs.

Tom stated challenges continue with vendors around manpower and material availability and supply shortages. For 2023, Road's budget is approximately \$300K, with \$75K in our annual budget as everyday operating expenses and the rest it captured in reserves.

Landscape Committee: Presented by Cheryl Smith and Mary Willett

Cheryl reviewed the following:

- Phase 2 of the SR70 refurbishment of the monument area was nearly complete.
- Annuals planted earlier are looking good; will re-do as summer approaches.
- The restoration of the 4-corner intersection at 87th St. E and 54th Ave. E is completed, along with the monument areas of Westbury Lakes, Bloomfield Park, Sweetbriar, Clubview Crossings and Victoria Court.
- Cheryl reiterated that residents should send any community needs to the landscape committee as noted on the Rosedale website. Committee will review and response.

Mary reviewed a slide show showing the before and after pictures of the recent projects. She stated all projects required coordination with the roads, lighting, and irrigation committees. Committee was working to bring a continuity look to the various monument areas. She stated that while landscape lighting was ok now, it would be adjusted in the future as the plants grew.

Cheryl concluded the presentation with the remaining key projects for 2023, which include palm trimming throughout Rosedale, placing pine straw mulch in all common areas, and replacement of trees in various locations throughout the community. Cheryl stated the palm trimming along 87th St. E would be delayed until the young eaglets left their nest.

The question came up about work being done in the Links. Cheryl stated that the committee replaced many trees in the Links after those damaged from Hurricane Ian. She acknowledged concerns about the Eastwood Park area, and reiterated that this is a continuing issue with flooding. Sigrid added that the stormwater committee has engaged an engineer to determine drainage solutions for this area and hope to have an update/recommendation in the near future.

Unfinished Business: None.

New Business: There were no more committee reports, and the ballots had yet to be all counted, so floor was opened back up to those attending.

Gary Dyer asked if committees were submitting minutes of their meetings, and if so, wanted to see them so comments could be made as to what was being spent and prioritized. Peter responded that our committees were not required to post minutes, and as our committees were all volunteers, was reluctant to ask them to a task that basically was the committee report issued every month.

Scott Boyd asked if there was a process whereby CC&R changes could be made. He felt this should be outlined and sent to the residents. He was concerned that this and other possible processes we had did not adhere to Florida Statue 720. He credited efforts made to create the Standards Committee to look into these areas but felt they were not open to public input and suggestions. He felt the CC&R changes should have been reviewed by this committee. He asked for a motion to take the vehicle CC&R change off of the ballot and postpone indefinitely until this issue had further discussion. Someone in the audience seconded. Jim Lamy stated that, while the board could offer up CC&R changes, residents also could request changes, and this particular change was initiated by residents. Ruth Plant stated that residents had already seen the proposed amendments, had read all the accompanying documentation, and had voted. Scott stated he believed 720 required it to be discussed and reviewed in a public discussion. Rich Toscano stated that all residents had the right to vote at the annual meetings and all got the information needed to cast that vote. He saw no reason to table the amendment. Scott called a question for the motion. Peter Ingraffia called the vote out of order and stated amendment voting would stand as is.

Brian Fischer spoke on the fining committee and that Florida law states a board member cannot be on the committee. He states the hearing committee established is an extra committee and does not comply with our Bylaws. He moved to suspend all fines until we get an outside attorney's opinion. Someone in the audience seconded. Peter Ingraffia ruled motion out of order, and stated our process was reviewed by our attorney multiple times and that we were doing this according to Florida statues. Brian challenged, stating he did not agree and wanted a separate attorney to review and provide opinion.

Sid Weinstein asked who our attorney was and asked if he was association legal? He was concerned how packet was sent out with a candidate name spelled wrong and emails coming out with incorrect information. He felt no one was fact-checking documents before they went out. He also felt homeowners should not be responsible for violation fines their guest may receive.

Kimberly Horner read the CC&R change proposals that were sent out; however, she requested that future such mailings include a layman's explanation to the changes to make it easier for residents to decipher.

Warren Schetzen stated the board was exceeding their authority to fine, and all fine money should be returned.

Virginia Hink inquired if our finances were secure, given the recent failures of two banks. Bob reiterated that our funds are in Morgan Stanley and are distributed in banks using services like Promontory Financial who provide FDIC insurance to large depositors. Our funds are 100% covered by the FDIC.

Phillip Recoon stated we were a gated community and felt we should make it more secure by limiting access by motorcycles, bicyclist and walkers.

At this point, a break was taken as ballots were not fully counted yet.

At 8:40, Karie Carroll of Resource Property Management announced that ballots had been counted. She stated that a record 615 ballots were cast, with approximately 400 ballots brought to the meeting. She proceeded to read the results. All CC&R proposed changes passed. Vote count:

		Yes	No
# 1	Should excess membership income in 2023, if available, be rolled over to 2024 Operating Budget?	322	87
# 2	Article XII, Section 1 amendment to put term "Golf Course" back into this Article	364	237
# 3	Article V, Section 29 amendment redefining timing on background checks and document submission	361	248
# 4	Article V, Section 15 amendment with various components concerning vehicles in driveways	328	273

Following this, Kari announced the new board members. Those elected for 2 years, in alphabetical order, were:

Bob Eisenbeis
 Ed Mazer
 Sigrid Seymour
 Rich Toscano

Those elected for 1 year in alphabetical order, were:

Chuck Allen
 Brian Fischer
 Peter Ingraffia

Adjournment: Kathy Atkins made a motion to adjourn meeting and Debbie Judge seconded. All in favor. Motion passed and meeting was adjourned at 8:45 pm.

_____ **Date:** _____
Chuck Allen, Secretary