

From: Ed Mazer, Communications Committee <Communications@RosedaleMHOA.com>
Sent: Thursday, May 28, 2026 11:47 AM
To: Edward & Charlene Mazer
Subject: Recap of May 21, 2026 Zoom Board Meeting



Rosedale Master Homeowners Association

www.rosedalemasterhoa.com

**Recap of the Rosedale Master HOA
Zoom Board Meeting
May 21, 2026**

Prepared by Susan Hetzler & Ed Mazer

The Rosedale Master Homeowner's Association Board Meeting was held Thursday, May 21, 2026, via Zoom. With a quorum present, the regular monthly board meeting was called to order by President Peter Ingraffia at 2:02 pm. Notice was posted in accordance with Florida State Statute 720. A total of thirty-one (31) people were in attendance, including board members and RPM.

Directors Present: Peter Ingraffia, President; Chuck Allen, Vice-President; Ed Serra, Treasurer; Susan Hetzler, Secretary; and Directors Ed Mazer, Paul Green, and Joe Brooks.

Meeting Minutes: Approval of the BOD April 16, 2026. Susan made a motion to approve the April 16, 2026 minutes. Joe seconded the motion. All in favor; motion carried.

President's Report - given by Peter Ingraffia

As most residents have seen, there have been a few fairly large, complex projects underway in our community. Some of these will be reviewed later in the meeting during the committee updates, but I just wanted to take a few seconds to thank the volunteers from our committees, the Board, and in several cases, we've had residents stand up to offer their help in their areas of expertise. It's these volunteers that have made these projects successful.

Our volunteers are what truly makes Rosedale unique. I speak with Board members from other communities and I've found no other nearby community that has both the number of committees and the number of resident volunteers that serve their communities like ours do. Most others have an ARC and Compliance and a few have a social committee, but none have the depth that we have here in Rosedale. So a "shout out" to the fifty (50) or so volunteers that keep Rosedale the place we enjoy calling home.

As a reminder with Memorial Day upon us, there are certain major holidays whereby vendors and construction vehicles are not allowed access. Those holidays are: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas.

Treasurer's Report - given by Ed Serra

The association's financial position as of April 30, 2026 is as follows:

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance
Popular Bank Operating 3672	161,182.23	40,492.60	201,674.83	201,674.83
Popular Bank RSV 3680	5,658.75	0.00	5,658.75	5,658.75
Popular Key Deposit 4523	8,900.00	0.00	8,900.00	8,900.00
Popular Bank Storm Savings 8422	60,629.80	0.00	60,629.80	60,629.80
Morgan Stanley Operating Savings 2474	1,578,250.91	0.00	1,578,250.91	1,578,250.91
Morgan Stanley RSV 2314	1,498,610.10	-57,483.52	1,441,126.58	1,441,126.58
Morgan Stanley Hotwire Door 4555	194,449.77	0.00	194,449.77	194,449.77

Total cash and investments are \$3,490,691, of which \$1,446,785 constitutes reserves and \$8,500 in funds held on account of others, leaving \$2,035,406 in operating funds. Reserve spending is within our budget. Four months have been completed; all are within budget, and all are operating within our allowed funds.

In April, \$57,484 was moved from reserve funds to pay Sidewalk repairs (\$31,940), Irrigation repairs (\$3,797), Gate House renovations (\$2,827), Perimeter Wall repairs (\$17,019), and Signage (\$1,901).

The Treasurer and Infrastructure Committee continue to work together to regularly monitor the 2026 reserve spending needs. A Reserve Advisor has been retained as a consultant to update the reserve funding study which was

last done in 2024. Currently, there are thirty-nine (39) homes with unpaid dues, fourteen (14) of which owe the full amount; unpaid amounts total \$46,000 are accruing interest and late fees.

Committee Reports:

Infrastructure Committee – given by Tom Tangney

Tom opened the discussion with a request for \$6,500 to add five (5) new concrete bench pads as requested by the Landscape and Irrigation (L&I) Committee. Susan made a motion to approve the request; Ed S seconded the motion. All in favor, motion passed.

Another request was made for a motion for a maximum of \$12,820 (\$11,550, Reserve 4.710 Ponds Highlands, \$1,270, Reserve 4.714 Ponds Legacy) to address bank erosion issues on Pond 2 (54th Ave cul-de-sac) and Pond 25 (South 96th St). A small resident contribution to this cost is expected. Chuck moved to approve the request; Susan seconded the motion. All in favor, motion passed.

The interior renovations to the 44th Ave Gate House are ninety-eight percent (98%) complete; renovations at the SR70 Gatehouse will follow. Chuck gave a “before” and “after” picture presentation of the renovations that were completed at the 44th Ave location. A motion for \$2,500 (Reserve 5.500 Gate House Interior) to improve electrical outlets, GFI's, etc. in both gate houses was requested. Susan moved to approve the request; seconded by Ed M. All in favor, motion passed.

The drain installation and paving on 87th St is complete. The use of flagmen, an effective communication plan, and No Parking signs minimized any difficulties. Thanks to all for their patience during this project.

The small monument painting in the Legacy is finished, sidewalk grinding in the Highlands and Links is nearly complete, and the limited concrete pours along the walkway North of the law office on 87th St should be completed by the end of May. Inspection of all ADA compliant crosswalk mats was completed.

Repairs are still pending on the speed limit sign/post knocked over last month. The damaged post is no longer available so other options are being assessed. Procurement of several small 3-Way Stop plaques is also pending. A project was initiated to investigate options for improved stop sign compliance at high traffic intersections, i.e., Tobermory/Eastwood has been initiated.

Discussion: Pond Aeration*

General

- Rosedale has thirty (30)+ ponds
- Sudden cold and/or very dry conditions can lead to random fish kills/algae blooms
 - Three (3) ponds (Carnoustie PI and both ponds on either side of the 44th Ave entrance) were affected this Winter. Others have been affected in the past.
- Pond aeration can be effective in mitigating/minimizing these issues.
 - Aeration involves installation of an electric (120 or 230V) air compressor on the shoreline which feeds up to six (6) air diffusion plates located in the pond.
 - The number of diffusers is dependent on pond size and is specified to achieve one (1) pond water volume turnover every 24 hours.
 - The large Carnoustie pond would require six (6) diffusers.
 - The diffusers result in pond surface bubbling, not fountains.
- Installed cost is \$15K - \$18K+/per pond plus \$1K/year in annual maintenance.
 - Installation cost could be higher depending on distance of existing electrical service from the compressor and the likely need to bore under roads to bring this service to the compressor.
 - Average compressor life is five (5) years w/replacement cost of \$10k+/compressor.
 - Cost of electricity to power the compressor was not included in these estimates.
- Fountains, while also somewhat effective are not recommended by our pond vendor or reserve engineer due to much higher costs (2x – 5x aeration cost) and frequency of breakdowns.

Aeration Pros and Cons

- Effective in increasing dissolved oxygen levels and reducing fish kills and, to a lesser extent, algae blooms and the odors associated with these issues.
- Not guaranteed to completely eliminate all fish kills/algae blooms/smells.
- Very high cost (installation, operation, maintenance, replacement).
 - Much higher than fish removal/algae treatment costs (<\$2K last Winter).
 - Not currently budgeted and installation is not a reserve expense.
- Compressor noise (60-70dB) and need for continuous (24/7/365) operation.
- Resident perspective appears to be mixed.
- Random nature of problem.
 - Does not occur every year and/or occur in the same locations.
 - First occurrence for Carnoustie pond in 10+ years.

** Information obtained from vendors, reserve engineer, and independent research.*

A discussion followed the presentation. Susan Noble, Rosedale resident, asked to speak to the Board about the midges at the ponds. The Board thanked her for her presentation and questions.

ARC Committee - given by Peter Ingrassia

The committee met twice in April. On April 9, 2026, the Committee reviewed and approved twentytwo (22) requests. At the April 21st meeting, seven (7) requests were reviewed and approved. None of the requests were denied. One request continues to remain under review while the homeowner contacts and works with the County and SWFWMD for approval before the ARC will review the request. Peter also mentioned that deposits for ARC projects are no longer required.

Landscape and Irrigation - given by Sigrid Seymour

Sigrid opened the discussion requesting funding motions for a number of L&I Committee projects.

Cleanup in dog park	Teal	\$1,180
Trimming of queen palms on Malachite	Save A Tree	\$1,000
New park bench		\$750
Slash pine saplings	Teal	\$500

A motion was requested for \$1,180 to clean up the edge of the preserve and the dog park. Susan moved to approve the request; seconded by Ed S. All in favor, motion passed. Susan made a motion to approve the request for \$1,000 to trim the queen palms along Malachite; the motion was seconded by Ed M. All in favor, motion passed. A motion was requested for \$750 for a park bench on the common area at Royal Dornoch/Marbella (to be reimbursed from donation). Susan made a motion to approve the request; Joe seconded the motion. All in favor, motion passed. A motion for \$500 for slash pine saplings behind the dog park was requested. Ed S moved to approve the request; seconded by Joe. All in favor, motion passed.

The refurbishment of 44th Ave entrance will begin in early June once Manatee County provides final approval and contract. Annuals have been removed and are being replaced with Vinca. The queen palm and crape myrtle are being removed from the NB entrance. Area will be evaluated for replacement plantings.

The L&I Committee proposed the established of a Memorial Bench Program that would allow residents the opportunity to sponsor a bench in memory of a loved one. The donation would include the bench and plaque for \$750 (\$450/bench + \$300/plaque); the cost of the installation of the concrete pad would come from the operating budget. Residents would be able to choose from the existing seven (7) benches or the proposed five (5) new benches.

Locations of 7 Existing Benches

- Two in Eastwood Park
- One near Carnoustie circle
- One in dog park
- Two on each side of 51st Terrace next to pond
- One on 53rd next to pond

Locations of 5 New Benches

- One inside 44th Ave exit on east side (sidewalk side) looking at the pond.
- Open common area on Royal Dornoch at Marbella on north side (sidewalk side) looking at the pond. Pad to be placed against the sidewalk.
- One open/common area on Baltry Ct between two trees and facing the street.
- One on Dune Valley on north side (sidewalk side) with bench facing the pond across the street. Pad would be placed against the sidewalk.
- One in Sweetbriar (53rd Ter E) at the end of the street, beneath the group of palm trees on the left side looking out over the pond and the golf course.

A new irrigation leak issue was brought to the Board's attention. In addition to discussing the leak, Chuck informed the Board that the circuit breaker that is used for pumping at associated lakes in the area was vandalized, severely damaged, and turned off overnight. This situation was discovered this morning and reported at the meeting. Additionally, Chuck brought to the Board's attention the importance of maintaining the properties that are currently going through the foreclosure process. Both issues were discussed.

Access Committee - given by Ed Mazer

The camera was out twelve (12) times in April. The fifty-five (55) speeders clocked were: five (5) residents, eleven (11) guests, two (2) vendors, seven (7) golfers, 10 Amazon, 1 Door Dash, 1 Uber Eats and the remaining 18 unidentified.

The camera was out 3 times on 87th St E and clocked 9 speeders. It as out 9 times on Tobermory and clocked 46 speeders

Five (5) resident violations at speeds at *35 mph or below*, each with a \$25 fine are recommended. Additionally, of the seven (7) Golf Club associated speeders, one (1) off-site member golfer was clocked twice while the other five once each; two (2) \$25 fines for speeds at 35 mph or less, for a total of \$50 is recommended to be levied against the Rosedale Golf and Country Club.

Susan moved to withhold the names of the residents and Golf Club associated speeders; Peter seconded the motion. All in favor; the motion passed. Susan then moved to fine five (5) resident speeders \$25 each and two (2) Golf Club associated speeders \$25 each for a total of \$50 to be levied against the Golf Club. Peter seconded the motion. All in favor, the motion passed.

On one separate occasion, more in-depth data on Tobermory Way was conducted. The camera was left out for seventeen (17) hours between the hours of 7 AM and Midnight. Normally, the camera is out eight (8) hours (7 AM to 3 PM). During the extended test period, fifteen (15) speeders were clocked; only four (4) of them after 3 PM. Additional testing will be performed.

Multiple times in the past month Rosedale drivers did not wait for the exit gate to open and ran into the gate arm. As a result, Rosedale's vendor was called to repair it. When this happens, the gate is left open until the repair is made. The drivers are charged for the gate arm repair and any/all repairs that are made to the drivers' vehicles. Please exercise patience when entering or exiting Rosedale; wait for the gate arm to be completely raised before proceeding. New Cat 5 cable has been run throughout the 44th Avenue gate house, A new equipment cabinet/rack has been installed; the new Check Point firewall/router and Cisco managed switch have been installed in the cabinet. This new equipment will provide for remote on-line management, in-depth error logging/diagnostics, and better security, sustainability and reliability. It will also provide protection from hackers and ransom attacks and provide best-in-class security for resident's personal information.
(Picture of rack)



Access continues to provide support to residents with TEKWave regarding warranty deeds, leases, and various issues. The All Box has been loaded with new software to make it easier to use. Once the cabinets have been replaced in the SR70 Gate House, the same will be done there.

Communications Committee - given by Ed Mazer

Five (5) blanket emails were composed and sent to the community in April; copies of the emails were posted to the Website. Three (3) new homeowners were given Welcome Packages by Committee volunteers. The email database was updated with new and/or revised email addresses and signs were posted for the May 21, 2026 Board meeting.

Nine (9) inquiries were received through Contact Us. Seven (7) of these inquiries were handled by Communications Committee members, one was forwarded to the Infrastructure Committee for reply, and the other one that was concerned with a car entering the Malachite gate with a “clicker” was forwarded to the Access Committee for follow up with the Sheriff’s Office.

Software that supports our Website recently changed the way Contact Us inquiries get forwarded to us, and never informed us. We have identified the issue and corrected it, so new Contact Us inquiries will once again be answered promptly.

Lighting Committee - given by Chuck Allen

The 44th Ave Gate House renovation is nearly complete; renovations at the SR70 Gate

House will begin. The light fixtures at both locations need to be updated/replaced. The Committee will determine what needs to be done; a recommendation will be made to the Board in June.

Further discussion on the lighting along 51st Ter E/53rd Dr will resume. As previously reported, several estimates were received, one an expensive direct electrical feed and the other a low-voltage, more reasonable option. In order to properly evaluate the options, additional information has been requested from the vendors. Research is ongoing and results will be reported as they are obtained. This lighting is not a budgeted expense for 2026.

Community Standards and Practices - given by Joe Brooks

The Committee reviewed the Bylaws and identified all references to the declarant for removal. A detailed review of the Bylaw sections requiring updating was also completed. Notes were prepared identifying the sections requiring revisions based on current operating standards and sent to the Board for review. Questions for legal counsel, Robert Todd, were compiled. Comments and suggested changes from the Board and legal counsel will be reviewed. If warranted, final Bylaw changes will be prepared.

Oversight - given by Doug Brown

Inspections were completed and letters were sent out. A small percentage of homeowners have responded. The Committee reviewed the following outdoor lighting standards document that was submitted to the Board for their review and consideration.

EXTERIOR PERMANENT LIGHTING GUIDANCE

(Permanent is defined as hard wired to home and mounted to home's soffit.)

1. General year-round permanent accent/security lighting:
 - a. No flashing, running, or moving light patterns are permitted.
 - b. Lights must not create unsafe glare or distract drivers and pedestrians.
 - c. On auto cell – like garage and pole lights.
 - d. Lighting should be limited to the front of the home only and on single story.

2. Holiday Lighting:
 - e. Permitted color/effects: Full, Solid color only. Runing, flashing, and moving patterns are not allowed.
 - f. Display period: Defined in attached document.

3. Safety and enforcement:
 - g. Lighting must not obstruct views, create traffic hazards, or cause visual distraction.
 - h. Lighting must not intrude into neighboring windows or lanais.
 - i. Lighting should be on fronts of homes only and single story.
 - j. Homeowners installing permanent lighting of any kind must submit a property change request via the ARC.
 - k. Oversight/Compliance Committee will monitor for non-compliance. Failure to comply with these guidelines may result in notices, fines, or required removal, in accordance with governing documents.

Recognized Holidays

Permanent exterior lighting may be displayed in observance of the following holidays:

- - New Year's Day (January 1) – Day of Only
 - Valentine's Day (February 14) – Day of Only
 - St Patrick's Day (March 17) – Day of Only
 - Easter (date varies) – Day of Only
 - Memorial Day (last Monday in May – Day of Only
 - Independence Day (July 4) – Day of Only
 - Labor Day (first Monday in September) – Day of Only
 - Halloween (October 31) – Week of Only
 - Veteran's Day (November 11) – Day of Only
 - Christmas – Month of Only
 - Hanukkah – Month of Only

Religious and Cultural Observances

In addition to the holidays listed above, exterior lighting is permitted for the observance of any religious holiday or cultural celebration on the day of only, including those not specifically named in this document. No resident shall be prohibited from displaying lighting in recognition of a sincerely held religious belief or practice, provided such displays comply with the general outlined above. Preapproval shall not be unreasonably withheld for these observances.

Compliance/Hearing – nothing to report

Insurance – nothing to report

Lena Rd/44th Ave – given by Chuck Allen

When the Committee was formed, areas of concern were identified. The area behind pond 1 along the 44th Ave extension area needed to be fenced. Vendors were solicited for bids for fencing as well as swing gates at the 44th Ave entrance/exit. All of the vendors submitted estimates for both areas; however, only the fencing behind the pond was done at that time. Precision Gate & Security was awarded the contract; the project was completed in June 2025.

Previous discussions with Precision Gate had also included talk about a replacement pedestrian gate at the Malachite entrance. When Precision presented their offer for the 44th Ave fence/swing gate work, they offered to throw in a new pedestrian gate for Malachite at no cost. Only the 44th Ave fence part of the proposal was completed at that time; the Malachite gate replacement was not pursued.

Since then, the pedestrian gate is now in a state where repairs are no longer feasible. Precision was contacted and asked if the original offer of a free Malachite pedestrian gate was still on the table; the vendor said the original commitment would be honored. An updated estimate for swing gates at 44th Ave was requested which included the comped Malachite gate. Upon receipt of that bid, a new bid for the pedestrian gate only was solicited. Rosedale would pay for the new gate. In the future, when/if Rosedale decides to move forward with the swing gates, the vendor has agreed that the cost of the pedestrian gate would be deducted from the total bill.

A motion to accept the bid from Precision Gate for a new pedestrian gate in the amount of \$3,480 is requested. The gate will mimic the design of the Malachite Street gate; wire mesh will be placed on the outside of the gate to prevent reaching through to the lock mechanism or climbing over the gate, key access from the outside, a turn handle on the inside, and heavy duty, self-closing hinges will be installed for added security. Chuck made a motion to approve the request. Paul seconded the motion. All in favor, motion passed. Reference: Precision's original bid for the swing gates was \$63,000; updated estimate is \$59,000. If a decision is made to move forward, the final total is estimated to be \$55,500 (includes credit for the gate). Funding through Reserves.

Monthly Manager's Report – to be submitted later

Old Business:

All covered above.

With no additional old or new business to discuss, Peter opened the meeting to residents' questions. Two (2) residents asked questions about and discussed ways to control the midges at the ponds. The chosen locations of the new benches were also discussed; suggestions regarding other areas in the community for the Board to consider were also discussed.

With all of the agenda items covered, Susan moved to adjourn the meeting; Ed S seconded the motion. All in favor; motion passed. The meeting adjourned at 4:02 pm.

The next Board of Director's Meeting will be held on Thursday, June 18, 2026.

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