



# CHUCK ALLEN

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Rosedale Residents,

My name is Chuck Allen and I live in the North Bridge section of Rosedale. My wife Jill, and I retired here in January 2017 and have thoroughly enjoyed our 9 years here – we couldn't have found a better place to live.

I have been a member of the Rosedale Board of Directors since 2022, and I'm placing my name for consideration for the 2026 Rosedale Board of Directors.

I look back on the past 4 years and see a lot of changes within Rosedale. I've had the privilege to work closely with the infrastructure, lighting, landscaping, and irrigation committees. Over these four years, our walls, pillars, fences, and sign posts were all updated and painted. Open throat drains have replaced v-grate drains wherever possible to improve storm water drainage. The 44<sup>th</sup> Ave monument has been rebuilt. The runway lighting on 87<sup>th</sup> has been restored, and new lighting has been added to Eastwood Park and various island areas throughout Rosedale. Supply lines, filters and pumps have been serviced for all 6 area ponds. Rippling on the streets have been repaired. Williams Creek has been dredged to allow better flow and prevent back-ups. New roofs were installed on our gatehouses. Our committees continue to be deeply involved in the budget planning process so needs can be clearly identified and priorities developed.

As a board, I think we've handled some big issues: ensuring our insurance coverages are up-to-date and adequate, working closer with the golf course on water control to prevent street flooding, gaining a traffic signal at our 44<sup>th</sup> Ave exit with the 44<sup>th</sup> Ave extension project, and the on-going issue of security for our neighborhood. We've also gained a full-time property manager to provide the attention and service Rosedale needs.

I enjoy serving the community. For 2026, I will strive to continue to improve processes, improve support from RPM, and analyze future security options for better service, updated equipment, and resident software to ensure easy- to-use and effective programs to keep Rosedale a premier community.

Thank you for your support.



## **Joe Brooks - Candidate for Rosedale Master HOA Board**

4612 Tobermory Way  
Bradenton, Florida 34211  
[jw.links4hoa@gmail.com](mailto:jw.links4hoa@gmail.com)

Dear Rosedale Neighbors,

My name is **Joe Brooks**, and I am asking for your support as a candidate for the **Rosedale Master HOA Board of Directors**. My goal is simple: to help ensure transparent, consistent, and fair governance while making data-driven decisions. Responsible budgeting and long-term planning will allow Rosedale to remain a welcoming and highly desirable community for all of us.

I am a retired professional engineer with four decades of experience leading cross-functional teams, managing complex projects, budgets, and working internationally with suppliers and technology partners in the automotive and agricultural industries. I currently serve as President of the Links 4 HOA, where I worked with the team that guided the Links 4 community through its transition from developer, interim board to a resident controlled local board. I lead the building of a cohesive, effective board focused on blending resident needs with the maintenance of property values. Together we've built a strong, transparent, and effective board, where our leadership has provided consistent governance.


I also have a long record of service in member-driven organizations, including roles as Commodore of the Detroit Yacht Club to set policy and strategic direction for management and membership and as Commander of the Detroit Power Squadron where I led and served on numerous committees for our boating educational organization.

I am committed to protecting our shared investment by bringing a professional attitude, integrity and an analytical approach to decision making. Thank you for your consideration.

Warm regards,

Joe Brooks

**Statement of Intent to Run for the Board of Directors  
Rosedale Master Homeowners Association**

<b>Name:</b>	Donald J. Goodenow	
<b>Address:</b>	4764 Royal Dornoch Circle, Bradenton, FL 34211	
<b>Contact Information:</b>	cpcu34211@gmail.com	

**Why I wish to run for the Board:**

I have been a member of previous Rosedale Master HOA boards. I volunteered to serve on the board when the community was allowed to add resident voices to the developer-controlled board. I was elected to serve on the board upon its becoming resident-controlled, and have served as President. I bring considerable knowledge of the Master Homeowners Association's work and decisions.

I have always worked to represent all the residents and to help guide the board as it deals with the issues the have arisen following turnover, and beyond. I have always worked to assure that decisions made and actions taken are always for the benefit of the entire community, especially when matters to be dealt with are difficult or unpopular. I believe the board, and the community, can benefit from my background, my experience, and from my approach.

**Skills and Experience:**

- BA, Political Science / Pre-Law, Oakland University, Rochester, MI
- 40 years' insurance company experience (15 years in C-level management positions)
- 10 years' software consulting experience with multiple national insurance companies
- Holder of numerous Insurance-specific designations and certifications
- Chairman of multiple national insurance industry policy-writing committees
- Graduate of Conflict Management Institute Negotiating Training course
- Expertise in Organizational Development / Change Management
- Expertise in regulatory relations and compliance
- Lead designer of a patented Internet-based insurance business process
- Two-term President of our church congregation

**Other information about me:**

I served as the first President of our local HOA when it became independent of the developer, and am its current President. I was involved in the suit against CH6 to remove the mandatory club membership requirement.

If you don't know me, or want to know more about me, don't hesitate to ask those who know me for their thoughts. They are the best recommendation I can have.

Signature and Date: \_\_\_\_\_

## **Peter Ingraffia**

Since moving to Rosedale in 2020, I have served on the Compliance Committee 2020, served as a Master Board member and Legal Committee member 2021, ARC Chair 2022 - present, and President of the Master Board 2022 - present.

The efforts made over the last two years continue to position Rosedale for continued improvement while maintaining expense and quality aesthetics. Some examples:

- Our 2026 assessments increased by only 3.5%, keeping in mind that roughly 70% of our expense is related to fixed expenses/reserves.
- We undertook an extensive Property Management review to ensure we are getting value for our spend.
- We reimaged our compliance process and followed the mindset already taken by the ARC. That is to create committees that attract volunteers, while following a more consultative approach with residents before decisions are made. Our new Oversight Committee replaces our previous Compliance Committee.

Demographics, technology, and mind-sets are changing. It should not be the intent to impose a uniformed appearance on the community, but rather to assure aesthetic quality for the benefit of all that balances aesthetics with individuality. A perfect example was allowing metal roofs that enhance and blend in with surrounding homes while providing homeowners with a reasonable alternative to the status quo.

Most importantly, we need to ensure our community keeps up with changing demographics, that we're creating a community that's comfortable and welcoming for all age groups and families. Every year the number of trick or treaters we get at our house increases; and, the number of holiday decorations though-out become more creative. To me that's one small measure of success that we are a welcoming community for all demographics.

I believe my many years of leadership and management experience in both the private sector and HOA community management will continue to serve well on the Master Board. I hope I can count on your support.



Greetings. My name is Scott Palmer, and I am running for a position on the Rosedale Master Homeowners Association Board of Directors. Briefly, my professional background includes over 35 years in financial services in various Risk/Project Management roles for companies such as PWC, GE Capital, Morgan Stanley and the Federal Reserve Bank of New York.

I have lived in Rosedale for just over three years with my wife, Peggy. We retired several years ago from our jobs in Connecticut and were looking for a home in Florida close to our son and daughter in-law; and now two grandchildren. After visiting dozens of other developments in the Sarasota/Bradenton area, we drove into Rosedale for the first time and knew our next home was going to be here. We were so impressed with the mature landscaping, kept homes, clubhouse and general aesthetics of Rosedale, we knew we had found home.

I am currently President of Links #1 HOA and have been President of another HOA years ago in Connecticut and both my wife and I are very active within the community. I believe I can make a significant contribution to the current Master HOA given my professional background, past HOA experience and common sense approach to solving issues and continuing to move Rosedale in the right direction.

I ask for your vote and support.

Thank you.

Scott Palmer

## Candidate for Rosedale HOA BOD

Seth Weiser

Resident of Rosedale since 2017

Resident of the Sarasota area since 1989

Past President of a BOD in Sarasota. 1990-1992

Past BOD for my state professional association 1998-2000

I have thrown my hat into the ring for Master HOA BOD. Those of you who have seen my post about buying a house on siesta key may say hey...wait a minute.....well the house has slab issues from the flooding and costs being what they are may or may not let it play out....as of now it may just be a flip but i will always own my home in Rosedale and never intended to sell. With that said the issues at hand which i see as needing to be changed are as follows:

1- Major projects (and therefore major expenditures) being undertaken without homeowner input. There needs to be a vote from homeowners when it comes to these things not just some flawed survey.

2- Security- The current board has been inching towards an unmanned gate at the 44th St entrance. I say this is absolutely what we DON'T want. The population has exploded around here and with that comes crime and all that accompanies it. Unmanning the gate only opens us up for more potential problems and less security (perceived or real).

3- The Links residents have had to endure out of control increases in their HOA fees from mandatory club membership and this needs to be controlled one way or the other.

4- Keeping Rosedale beautiful.....sounds silly but its the reason i bought in here. When I drove in the first time through the tree tunnel I immediately thought this is where i want to live. NOW?? we have speed humps, we have traffic cones, we have PVC pipes painted fluorescent Orange sticking up all over the place. this is NOT what an upscale neighborhood does or looks like. Also, trees!!!! we should not be taking down perfectly healthy trees because of some landscaping idea.....many of these trees (palms and oaks) are what makes the drive through here beautiful.....removing them is just counterproductive and costly.

5- The BOD is made up of residents. They are just like you and me and should represent everyones ideas about whats right for Rosedale. BOD meetings where discussion is had amongst only the BOD members and then voted on without any homeowner input is absolutely crazy and against Roberts rules of order.

There's a complete disconnect of the BOD with the residents and that needs to be remedied. There's a waste of money on things we don't need and there's an expenditure of funds on inferior products, for instance our street signs are being replaced with what looks to be corrugated vinyl??? Which will never hold up, we've seen this already. It looks cheap and does a disservice to this community.

I am only one person but I hope to be able to change what's been wrong with our HOA.

Seth