

Recap of the Rosedale Master Homeowner's Association Board April 14, 2022 – via Zoom

In order to make it easier for the residents of Rosedale be informed about the actions of the Board and in the interest of being more transparent, recaps of all Board meeting will be emailed to all residents.

This is a recap of the April 14, 2022 Rosedale Master Homeowner's Association Board meeting, held Thursday, April 14, 2022 at 2:00 pm via Zoom. It is not the official minutes of the meeting, but rather a recap to provide additional information of the discussions during the meeting to better inform Rosedale residents.

With a quorum present, meeting was called to order by Peter Ingraffia at 2:01 pm. Notice was posted in accordance with Florida State Statute F-720. Including board members, 44 people were in attendance.

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

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

President's Report – Peter Ingraffia:

- All amendments / changes to the CC&Rs have been filed with the county. Those documents can be found on the Rosedale Homeowner's website as well as on One Source.
- As previously discussed, some of the new CC&Rs will require additional rules and regulations to be developed. This will be the task of the newly formed Community Standards and Practices committee. Jim will provide more details later in the meeting.

Treasurer's Report – Bob Eisenbeis:

Bob reported total assets of \$2.817M, with \$1.339M in reserves, \$1.355M in operating cash, and \$124K in other assets, of which \$54K is not yet collected maintenance fees. The amount of the uncollected maintenance fees have come down considerably since Bob's written report of April 1st (\$81K) and even more from March's report (\$207K). Overall, we are slightly under budget at this time. Exact

details can be found on the Rosedale homeowner's website under the Governance tab, Board of Directors Minutes, Board of Directors Meeting Committee Reports for April.

At last month's meeting, Bob stated his team was working to update the financial forms, including line items, amounts budgeted and amounts spent to make them easier to work with and give the committees better tools to assist in their project planning. These were posted shortly after the March meeting and were updated for the April meeting.

Committee Reports:

Community Access Committee – John Sasa reporting:

Focus of discussion was on the purchase of security / radar cameras to address the speeding situation. John asked that committee members Joe Mandarine and George Key be included in the discussion as they had been instrumental in the discussions with the vendor.

Committee has received two proposals for the purchase of a radar speed and camera system, one of which is for one camera and the other for two cameras. Both proposals include all needed equipment, hardware and software needed. Difference in cost is a substantial discount with the purchase of the two cameras equating to over \$4,000.

- Statistics from company show up to an 80% reduction in speed issues within 3-4 months.
- 3-400 communities along the west coast of Florida are currently using this technology to control their speeding problems successfully.
- Committee is recommending purchasing two cameras, as it offers best value, allows committee to monitor more areas throughout Rosedale, and will make an impact on the problem sooner.
- Committee is recommending placing cameras along identified problem areas throughout Rosedale. (Tom Tangney will provide committee list of troubled areas as provided by residents from a previous request.)
- Recommendation is to install the cameras on 10-14' high aluminum poles to avoid vandalism.
- Poles would be placed in sleeves in common ground areas in the problem areas, making it easy to move them to various areas from time to time.
- However, cost of poles and installation was not available at the time of the discussion.

- One concern was potential need to store equipment if so required (such as a hurricane). Tom stated units and poles could be kept in the storage facility the association has.

Board agreed that this was a viable solution, and the speeding problem within Rosedale needed priority attention. After much discussion, issue came down to funding. The 2022 budget only has \$5,000 in it for speed bumps, which could be re-appropriated to the purchase of these cameras. Bob stated that preliminary analysis of the budget showed potential cost savings on the cable budget when we switch over to Hotwire, but those savings are estimated and won't happen until 4Q22. Several options were discussed, and the board provided this direction to the access committee:

- Have discussion with vendor to determine if we could get some payment options. Board is in favor of purchasing the two cameras, but could not pay for both in 2022. Would vendor accept a payment plan, such as half now and the rest January 2023?
- Determine exact areas monitoring cameras would be placed based on list they get from Tom.
- Once they know areas, they know number of poles and sleeves they will need. Get pricing. If using Teal to install, get cost estimate for installation work.
- Bring fully prepared proposal to the board in May's meeting for final discussion and decision.

Roads Committee – Tom Tangney reporting:

Tom is proposing a multi-year contract with Cape Coral Power Washing. Annual fee is \$41,000, paid quarterly, and would include all power washing needs (sidewalks, gutters, walls, monuments, guard houses, etc.) based upon an annual schedule. Budgeted amount for sidewalk cleaning for 2022 is \$25,000, but additional funding for walls and such are captured in reserves. Tom stated that original budgeted amount was based off of older numbers and prior to the Links being fully built out. While this contract will not allow every sidewalk in Rosedale to be cleaned every year, Tom believes this will allow for a reasonable time-frame schedule to be worked out for all areas while allowing for extra cleaning of troubled spots throughout the neighborhood (such as along pond areas that get mossy during the rainy season and areas under oak trees that get stained with falling oak leaves). Chuck made a motion that board approve a contract with Cape Coral based on 2022 budget of \$25,000 – be it 7 months or \$25,000 worth of cleaning projects for 2022 – and then continuing in 2023 with Cape Coral at the \$41,000 annual rate, at which time funding can be properly budgeted for. Sigrid seconded. All in favor; motion passed.

Tom addressed the need to bring past repaired crosswalks to ADA compliance with the addition of ADA mats. Approximately 12 of the existing 30 crosswalks are

required now, given that the repairs have been made. Tom is recommending doing all the crosswalks, as funding for all will result in a lower price for each as well as enable him to get a vendor in to do the work for a reasonably sized project. Question was raised about funding – if this possibly was a reserve expense. Rhonda Veaghn of RPM will check reserve study to determine if this is so.

Tom recommended installation and repair of three signs, which included an additional repair than was in his original report. A “stop ahead” sign will be placed on 87th St. E as one approaches the intersection of 87th St. E & 54th Ave. E going south towards the guard house (stop sign is hidden behind curve and trees), a faded stop sign on 88th St. E will be replaced, and the bent stop sign at 88th St. E and 52nd Ave. E will be replaced. Estimated cost is \$3,000 and is within the budget. Jim moved that the board approve this project and expense. Peter seconded. All in favor, motion carried.

Tom stated that he’d had requests to add a stop sign at the lower end of 88th St. E at the cul-de-sac on 54th Ave. E. This subject had been discussed with the previous board, which voted not to install any additional stop signs in the neighborhood. Current board was not going to reverse that decision, and felt the current measures for the radar cameras and various installation points could be used to help the situation in this area.

(At this point of the meeting, Bob Eisenbeis had to leave. All subsequent approvals are for the remaining 6 Board Members present.)

Cable Committee – Jim Lamy reporting:

Jim stated that an area had been identified for the equipment hut that Hotwire would use to house all of their equipment. Building will be approximately 10’ x 15’ and will be styled to fit into the architecture of the community. Hotwire will pay for all permits and construction of this building. It will be the hub from which all fiber runs will originate. As Hotwire needs to upgrade our service in coming years, they will simply do so by replacing / upgrading equipment in this hut. As this is a critical path item, committee has been expediting efforts to get this done.

Jim stated that the committee has also secured permission from the homeowner on the vacant lot on the NW corner of the Highlands circle to utilize this area for Hotwire as a staging area. Hotwire has taken pictures of the area and will restore to original state upon completion of there work.

Committee is meeting with and having communications with Hotwire daily, along with weekly Zoom meetings. Committee plans to begin town hall meetings with community mid-to-end of May, with ongoing town hall meetings throughout the

summer. Intent is to offer Zoom capability for these meetings as well so snow birds and others can join if not physically available at the time of the meetings.

Hotwire is building a website for Rosedale so residents can access progress and status of work being done. Also, committee will be working with communications team to publish frequent updates.

Jim moved that the board approved two new members for the committee: Steve Pomposi and Michael Axelrad. Chuck seconded. All in favor; motion passed.

Lastly, Jim stated that some residents had expressed concerns about the conversion and possible impact to their smart home devices. Concern is if equipment will operate properly when a new router is set up in the home. Per discussions with Hotwire, they believe this should not be a major issue if homeowner uses same ID and password for their router as the smart device won't know it's a new router. However, Hotwire will be working with each individual homeowner on equipment installation, so for any snowbird not back by October 1st, possibly someone who is watching their home can assist Hotwire on the installation and set-up. More to follow.

ARC Committee – Peter Ingraffia reporting:

Peter stated that 49 requests had been reviewed in March, with all but 3 approved. Those 3 are under review. The committee has developed an ARC guide that identifies various projects and outlines which need an ARC and which do not. For those needing an ARC, specifics are listed so homeowner can gather proper documentation for initial submission and not delay approvals. Repair items and items not requiring an ARC are also listed, so this should streamline and simplify the process moving forward. These documents will be posted on the Rosedale website by the end of April. Board acknowledged the work the committee has done creating this document and thanked them for their efforts.

Committee has also developed new deposit requirements for various projects. One will notice that deposits have been increased for some projects. Rationale for increased deposits is to protect the community. In the past, damages done to the common areas have not always been repaired by the homeowner, even though they are responsible, leaving the master association to pay for repairs. These increased deposit amounts will ensure that if any damage occurs, Rosedale residents will not be funding these repairs. It should be noted that deposit checks are never cashed; they are held by RPM until project is completed. If no damage is done to common areas, including sidewalks and roads, then the check will be returned to the homeowner. If damage is done, the homeowner is responsible for the repair, and if repair is not done, deposit check will be used for expenses incurred to fix.

Landscape Committee – Cheryl Smith reporting:

Trees along the wall north of the Links entrance and two palms at the entrance of North Bridge were removed due to Ganoderma, a disease that affects palms and they must be removed immediately to avoid affecting surrounding trees.

The Ligustrum trees at the SR70 front entrance have also been removed due to a fungus. Others in common areas are being treated to try and save them from this fungus if at all possible. Several hard cuts to the bushes have also been done at the SR70 entrance due to frost and removing dead branches.

Irrigation lines have been found at the SR70 entrance and costs to restore/repair will be minimal. Cheryl expects to have bids for the May board meeting.

Bids for the SR70 restoration project are coming in. Initial estimates appear to be more than the budgeted \$30,000 for this project, but committee has just begun reviewing the proposals. Cheryl expects final numbers to be presented at the May board meeting. Meanwhile, committee continues to work with the roads committee on power washing the monument. Plans include re-painting the front iron work, so committee plans on talking to Rosedale Realty concerning the fence on their property.

Grading on the Baltry Court project started Thursday, April 14th and is expected to finish by Friday. Teal will be installing the irrigation, which is expected to be completed by April 29th. At that time, new sod will be laid and the project will be complete.

You may have noticed a new bench and paver base place by the pond at the entrance at SR70. This bench was placed there through a cooperative effort between the residents in Bloomfield Park South, Coral Hospitality and Rosedale Realty. Committee is looking into potential of creating a memorial bench program throughout Rosedale, with potential of individuals or neighborhoods donating to fund the program. Memorial plaques can be placed on the benches, and then the roads committee would add these areas to their annual power washing maintenance program. Committee intends to determine areas that such benches can be placed, gather costs of bench, pad and installation, and present to the board in May,

Storm Water Management Committee – Gary Schaefer reporting:

Gary asked for approval to apply to Manatee County for a \$10,000 grant for invasive vegetation removal in 2022. Jim moved to have committee move forward with the application. Fred seconded. All in favor; motion carried.

Gary asked committee for approval to reach out to a landscape architect to assist with implementation of the pond policy as needed. Architect can bring recommendations and provide visuals of final implementation, as well as expertise as to what plants would work best in various areas. Architect could also assist Landscape Committee on various projects they have. Board approved moving forward. Gary will seek out vendors and get bring recommendations and costs when one is selected.

Gary asked for approval to develop a Scope of Work proposal for establishment and maintenance of the No Mow Zones. Equipment needed to maintain will be different than traditional lawn care services to ensure proper and uniform maintenance of the areas. Board approved. Gary will draft project and get bids.

Gary asked for a representative from RPM be present at the upcoming Rosedale Community Council meeting April 20th. Gary will be leading an informative discussion on the no-mow zone policy to further educate the communities on the value of protecting our pond's banks. As Gary is a snow bird, he is asking RPM to be the contact for any questions or concerns that come up while he is gone.

Gary asked for approval to install additional piezometers by FGE in the common area near hole #9. The purpose is to monitor ground water levels between Pond 10 and Pond 19. Fred moved to approve installation and expenditure. Sigrid seconded. All in favor; motion passed.

Gary expects the \$10,000 grant check from Manatee County from the 2021 invasive vegetation removal program to be arriving soon. Gary asked if that funding was part of the \$30,000 planned for invasive removal in the 2022 budget, or if it would be in addition. RPM and Finance will review and let us know.

Gary is meeting with Coral Hospitality on April 26th to discuss pond issues on Ponds 9 and 10.

Other items of note from Gary's committee report:

- Teal completed the swale repairs in the Links and now all swales are complete. Request for final sign-off from SWFWMD is underway.
- Pond 5 in the Links, identified as a "dry pond": Consulting engineer has reviewed design calculations to determine if it was even needed for the Links development. SWFWMD has been notified about a request to change the permit and drop the citation. Committee is working with engineer and SWFWMD to discuss next steps.
- New pond management company, Admiral, has completed several ponds already and furnished reports. They have performed very promptly.

- Repairs for the erosion damage to Williams Creek along Tobermory are underway and expected to be completed soon.
- Committee is working on preparing planting locations for 2022. Crosscreek (company hired to plant) has finished adding the aquatic plants to ponds as identified in the engineering report. Initial plantings have been confined to areas away from residences. Committee has received a \$1,000 grant for these plantings.

Communications Committee – Ed Mazer reporting:

Ed moved that Jim Masters be approved as a new committee member. Chuck seconded. All in favor; motion passed.

Ed shared a request from Mike Zinn, asking the communications team to send out a community email about the upcoming RCC meeting April 20th where Gary would be speaking to the no-mow zone and pond policy. Board agreed with request. Ed to work with Mike on verbiage and communication will be sent.

Community Standards and Practices – Jim Lamy reporting:

This is a new committee, replacing the Transition and Legal Committee, whose purpose has been served. The focus of the committee will be to identify and address steps that can be taken to clarify, modify, enhance or otherwise improve the governing documents and other supporting information. A charter has been drafted for this committee. Jim moved that board approve the new committee charter. Peter seconded. All in favor; motion carried.

Jim will chair this committee. Ed will also be on this committee. Jim moved that the board accept three additional members: Suzanne Lee, Jim Biddlecom and Jerry Tippen. Fred seconded. All in favor; motion carried.

At the kick-off meeting, committee is reviewing the community practices regarding the display of flags and other similar banners. Committee intends to get community involvement as much as possible, as well as determine community wants and needs.

Lighting Committee – Chuck Allen reporting:

Chuck reported that the light at the North Bridge entrance was fixed. Also, the team is in need of volunteers.

Compliance Committee – Fred Booth reporting:

Fred reported an issue with a tenant loudly revving up their pick-up truck engine and disturbing residents. Three notices have been sent to the home with no action taken. Fred moved that the board approve a fining notice to the homeowner at the

published amount of \$100. Peter seconded. All in favor; motion carried. Fred stated that additional fines could be levied if situation is not corrected.

There is an issue with a homeowner having a 7' tall hedge extending beyond the corner of his home blocking the view of the pond, as well as another 7' tall hedge that was improperly placed on the common ground next to the pond, which also impedes the view. Common area hedge was planted in 2015, and there is no record of any ARC submitted or approved for such a planting. Per our CC&Rs, such planting are not permissible. After much discussion, it was decided that the homeowner should be given a notice to trim down his hedge to a 36" height, from the corner of his home to the end of the hedge, to allow pond access from the neighbors. Board stated timeline for this to be complete by November 30, with intent that homeowner could trim the hedge down over time and not kill the hedge. Board also agreed that common area hedge should be removed, as no such hedge was found anywhere else on pond common ground. However, due to the time that the hedge had been in place, board agreed to pay for the removal of these hedges and replacing sod over area. Sigrid made motion to approve such action. Peter seconded. All in favor; motion carried. Fred will work with RPM on notification letter as well as contact homeowner directly. Fred will also get quote for removing common area hedges and replacing with sod.

Fred stated that the compliance committee also was in need of volunteers.

With all committee reports given, Peter moved on to old business, of which there was none.

New Business:

- Homeowner reimbursement for screen door: a homeowner built a lanai screen with the door on the side of the cage. ARC was submitted with proper schematics and approved. Months after approval and installation, it was determined that screen door opening caused one to pass onto neighbor's yard to enter. Board requested homeowner move door, which homeowner did. However, homeowner requested reimbursement of \$650 for changing location, as ARC had approved original plans. Board agreed. Peter moved to pay for this request. Chuck seconded. All in favor; motion carried.
- Holiday Lights: There has been an ARC request for homeowner to install permanent LED lights for holiday lighting. With the new technology, lights blend into the home's décor and one would not know they are there unless they

are lit. Since this is uncharted territory, the ARC committee sent it to the board for guidance. Peter moved that the Board allow the ARC to review requests for permanently installed landscape/holiday lights. They should review these requests on an individual basis but that fundamentally, permanent landscape/holiday lights that were not obtrusive nor visible to the passer-by could be considered as acceptable lighting. Sigrid seconded. All in favor; motion passed.

- Electronic Leashes: requests have come in for electronic leashes for pets to be used in place of standard leashes. Like invisible fences, the pet wears a collar with a sensor, and if the pet gets too far away or tries to leave, owner can press a button and zap the pet. Upon discussion, it was revealed that Manatee County does not recognize these devices as a control device. It was also mentioned that other pedestrians would not know if the pet was on such a device if they encountered one while out walking. Chuck moved that the Board not allow such devices to be used for pets in Rosedale. Fred seconded. All in favor; motion carried.

As the other items on the agenda had been discussed during the meeting (committee appointments and invasive grant application), Peter asked for motion to adjourn the meeting. Jim moved to adjourn the meeting. Ed seconded. All in favor; motion passed. Meeting adjourned at 4:35 PM.

With the business meeting concluded, Peter opened the meeting to those attending.

Tom Tangney asked about the repair of a sidewalk on Marbella. Multiple sections of the sidewalk are broken. Damage was done when homeowner installed a pool. Tom asked if any notifications had been sent to the homeowner for repairs. After some research, it was discovered that notices had been sent to the homeowner to repair damage, and RPM had a note from homeowner that repairs were supposed to have been completed February 18th. Notification is going out to homeowner inquiring why work is not completed and giving them 30 days to complete or be subject to fines.

Mike Zinn commented that it was nice to have the agenda and committee reports on the screen during the meeting. It made it easier to follow along with the discussion. He also thanked the board for supporting the RCC with the communication blast to the community for the upcoming RCC meeting.

Dave Kuchinski asked for clarification of required approvals of our amendments, as he felt there was some confusion. Dave asked for confirmation of the following:

- We needed 30% of residents either present or via proxy to conduct our annual meeting.
- Of this 30%, we need 2/3, or 67% of those present at the meeting or via proxy to approve the changes / amendments put forth.
- Rhonda confirmed.

Vickie Mackowiak inquired about the Williams Bridge and if repairs were underway. Board confirmed they were.

Bill Moran added additional background on the sidewalk damage, as he was a member of the board when this was first brought up. He also inquired about the homeowner with the screen door and wondered if the developer had properly designed the addition.

Paul Green commented that he had recently moved to Rosedale from the east coast of Florida. He was familiar with Hotwire as that was the service he had there. He thought Rosedale would be very happy with Hotwire. He found them to be a very forward-thinking tech company and much better than the service he is now receiving from Spectrum.

Peter added comment about potential of upcoming board meetings being in-person. He had skipped over this on the agenda. He stated board was in favor of in-person meetings, but we would also need to continue with Zoom as we had remote board members as well as other snow birds who might want to attend the meetings. However, he didn't want to do all the work if no one was going to show up. He asked that those in attendance utilize the "Contact Us" button on the website and let us know if they would attend in-person meetings. Chuck stated he would ask RCC to get message out as well. We'll evaluate interest then look at venues that would support both a Zoom meeting and the number of people we would have.

With no further resident's comments, Peter thanked everyone for attending and ended the meeting. Meeting ended at 4:55 PM.