

Recap of the Rosedale Master Homeowner's Association Board

July 14, 2022 – via Zoom

This is a recap of the July Rosedale Master Homeowner's Association Board meeting, held Thursday, July 14, 2022 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, the regular monthly board meeting was called to order by Peter Ingrassia at 2:02 pm. Notice was posted in accordance with Florida State Statute F-720. Including board members and RPM, 25 people were in attendance.

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

Approval of BoD Meeting Minutes June 9, 2022: Ed made a motion to approve the June 9, 2022 minutes. Fred seconded the motion. All in favor; motion carried.

President's Report – Peter Ingrassia:

- The potential of an on-site property administrator was discussed at the June board meeting. Since then, RPM has garnered salary and HR information for such a position. This information will be shared with the board for continued discussions and numbers as we work on the 2023 budget.
- Collection of delinquent accounts has made a significant improvement, dropping the outstanding accounts from 36 to only 6 remaining.
- In-person board meetings. Peter has had discussions with the clubhouse about meeting space. However, due to other commitments the clubhouse has for Thursday afternoons, it will not work out for us for the remainder of 2022 to utilize the clubhouse. RPM is looking at other possible local sites – such as area churches or the library – for possible space, as well as the ability to handle our technology needs (keeping Zoom for all meetings).
- There has been an ongoing problem of ATV's riding in woodlands behind the 88th St. E cul-de-sac, the 13th fairway of the golf course, and behind Baltry court. At the beginning of the year, the police were minimally involved, and the county and easement holders were taking a hands-off approach to enforcement. In a significant development in the past weeks, Manatee County Sherriff has issued blanket trespass warnings with arrest instructions for all individuals in the county and easement areas. Manatee county code enforcement is addressing the access points as code violations for the various landholders appurtenant to the easements and addressing the violations as a health and safety violation for those private owners. Manatee county landfill and water treatment (the portions of the county which most closely affect the area of concern for Rosedale) have

identified several fence cuts and breaches which have afforded access to the area nearest Rosedale, and as a result are taking steps to coordinate and repair the fences. The issue, of course, being that the fences can simply be cut or avoided once again. However, with the coordinated efforts of the county code enforcement and Sherriff it is expected use will significantly decline in the near future. Residents are encouraged to contact a board member if they see any future such activity.

Treasurer's Report – Bob Eisenbeis:

Bob reported total assets of \$2.349M, with \$1.340M in reserves, \$945K in operating cash, and \$63K in other assets, of which \$36K is due from Aquagenix and \$25K in receivable, most of which is not yet collected maintenance fees. Overall, we are slightly under budget at this time. Exact details can be found on the Rosedale homeowner's website under the Governance tab, Committee Reports for June.

Committee Reports:

Cable Committee – Jim Lamy reporting:

Cablegrams have been going out weekly noting Hotwire's progress, expected areas of focus in the coming weeks, and overall status. These cablegrams appear to be providing the information desired by the residents as the volume of questions has subsided.

While Hotwire now has their Rosedale website available for resident's use, Jim feels site is not as user-friendly as it could be. Jim is meeting with management next week and will bring up this topic.

Jim is also recommending Hotwire utilize our engineer to survey all the swale areas that Hotwire may have accessed in their installation to ensure everything is still up to code.

The "white glove" sessions with Hotwire personnel have been going as planned, with about one quarter of the community completing the process. However, this needs to pick up in the coming months to ensure everyone is set up properly. Residents are urged to contact Hotwire via phone or the website and set up an appointment for their in-person session. Even if one is a snow bird and not here, they can still do this via a phone call with the Hotwire rep.

The Hotwire equipment hub that will be placed near the Highland Circle and the pumping station is still awaiting permit approval. We've been told there are no issues; it is simple bureaucracy slowness. In the interim, Hotwire has set up a trailer on 87th Street E to house their equipment until final approvals have been secured for the Highlands Circle location. Should there be a delay that causes the hut not to be finished at the start-up date, all the functions can be handled by the equipment trailer. It is further understood that should such a thing happen, it's not a big deal and everything can be transferred to the new hut at another time quite easily.

Question was raised about Hotwire parking vehicles and equipment on the vacant lot near the equipment hut planned location. Jim will speak with Hotwire to remind them not to park there but rather on the streets.

Roads Committee – Tom Tangney reporting:

Tom asked for a motion to approve cleaning and painting the wall on the north side of the Malachite gate. With the removal of the invasive growth there, this area needed done. Cape Coral, who is our contractor for power washing, will do this additional paint job for \$3,000. Bob confirmed that this expense would be a reserve expenditure. Fred moved to approve this work. Ed seconded. All in favor; motion carried.

In the June meeting, the board approved \$7,500 to install 30 ADA compliant mats in all the crosswalks in the Legacy and Highlands areas. Since then, the team realized they did not count some crosswalks in various cul-de-sac areas, so the team now needs 42 mats installed. Cost for the total of these mats estimated to be \$13,000, which also is expected to come from reserves. Peter moved that the previous motion of \$7,500 be rescinded and a new amount not to exceed \$13,000 be approved to purchase and install these 42 mats. Fred seconded. All in favor, motion carried. Team will move to secure contractor and inform board of installation timing / completion.

Also in the June meeting, the board approved \$7,000 to purchase 10 new lights for the mailbox stations in the Links and Westbury Lakes. Tom updated the board that 2 had been ordered and one has been installed. Team wanted to be sure lights were of the quality they wanted and performed as expected. They have, and bonus is our handyman can easily install. Tom has asked RPM to order the remaining approved 8 lights so all mailboxes can be repaired / updated.

Team is still awaiting construction start date from company to install new open throat drains in Westbury Lakes and a section of 88th St. E. Pushing to get company to commit to start date. Also waiting on the vendor to fix several approved sign projects (stop-ahead signage, stop signs and damaged signpost). Team is also working with vendors to get bids on the entrance monument updates.

The paving project for the SR70 / 87th St. E entrance was moved forward and started today, July 14th. Expected to be completed no later than Saturday afternoon. Brightview, who is doing the landscape renovations at the SR-70 entrance, has finished all the planting, but paused with mulching and final work until next week after paving project is finished.

ARC Committee – Peter Ingraffia reporting:

Peter stated that 44 requests had been reviewed in June, with all but 4 approved. Of these four, one homeowner is waiting on county arborist for input, and the other three are deciding on various options. The number of requests in June was the same as in May, pointing to a leveling of requests the committee will be handling.

Committee discussed issue regarding zero-lot line and what is appropriate documentation required by the Master ARC when one project impacts two lots. On advice of counsel, going forward Master ARC will require PCR (property change request) forms from both homeowners – both the homeowner executing the change and the homeowner whose lot is impacted. Language will be added to the Master ARC forms indemnifying the Association from any future disputes between neighbors.

Landscape Committee – Cheryl Smith reporting:

As previously noted, Brightview has finished planting in phase one of the SR70 front-end project. Mulching and final work, including installing landscape lights, will be completed early next week after the paving project is completed. I think everyone will agree that it looks great!

Committee had some other normal maintenance / plantings for approval. Removal of assorted trees and tree trimming (\$3,950) and tree trimming of oaks overhanging a homeowner's property (\$1,100), all to be done by Terry's Tree Service. Remove 2 dead Jatropha trees at North Bridge entrance (\$50), kill ferns on Highlands pillars (\$75), replant 2 palms from SR70 entrance (\$400), replant Hibiscus plant from SR70 entrance (\$100), replant 2 Jatropha plants from SR70 entrance (\$250) and remove dying Trinetta on the Malachite wall (\$100), all to be done by Teal Landscape. All projects are in the budget. Chuck moved to approve expenditures. Peter seconded. All in favor; motion carried.

The water meter the committee has been waiting to be installed at Baltry Court has finally arrived and work can be completed. However, due to new regulations, plumber needs to be hired to convert 2" commercial pipe down to 3/4" to meet county standards. Permit has been applied for. Cheryl asked for approval of \$4,800 to hire Terry's Plumbing to do this work. Chuck moved to approve expenditure. Sigrid seconded. All in favor; motion carried. Cheryl also stated that Brightview has confirmed no grading will need to be done in this area; however, it will need to be weed eaten and then grass killer applied as soon as meter and irrigation is completed. Sod will be installed 30 days afterwards.

Two new expenditures were brought forth. Two queen palms along the wall between the Links and the Highlands areas are infected with the Ganoderma disease. Also, 15 Ligustrum trees have been discovered with a fungus and need removed as well. Of these 15 Ligustrum trees, 9 of them sit on Coral Hospitality property; the remaining 6 are our responsibility. Terry's Tree Service can remove the palms (\$500), and the 6 Ligustrum trees can be removed by Teal (\$600). Coral has been informed of the diseased plants and will use their own resources to remove them. Sigrid moved to have work approved. Fred seconded. All in favor; motion carried.

Storm Water Management Committee – Gary Schaefer reporting:

The committee has been working with Schappacher Engineering regarding pond maintenance and prioritization of pond repairs. Pond 19, which is the pond near the driving range, is being recommended for repair in 2022 using reserve funds. At the time, it is estimated to cost \$50,000. Board asked Gary to have Schappacher get bids for the repair work, then submit the proposals to the board for approval.

Committee is ready to start the 2022 planned phase 2 invasive removal project. Now that the \$10,000 grant money from the county has been received, along with the budgeted \$30,000 for this project, committee is recommending hiring Cross Creek, who was used in the past for this work, to be hired for this phase. Sigrid moved to approve the appointment of Cross Creek and expenditure. Jim seconded. All in favor; motion carried.

Committee has meeting scheduled for August 25th with new SWFWMD team. Past review officer and supervisor, contacts for the committee over the past 3 years, left the SWFWMD district and we've been awaiting replacements. The engineer the committee has been working with is working to determine best course of action with the new staff.

Flooding along 88th St E in the recent storm was caused by ponds 9 and 10 being full. Committee is waiting for evaluation data of survey results to determine course of action, which is expected to be received soon.

Community Access Committee – John Sasa reporting:

Radar security camera approved for purchase by the board last month has been ordered but not yet received. Committee expects to receive by the end of July or first part of August. Upon receipt, committee will be trained on camera's usage and features and begin gathering data for the board's review.

As discussed in June's meeting, Allied, our security company, continues to have difficulties staffing and retaining guard personnel. Currently we are paying \$15/hour for regular officers and \$18/hour for the supervisor. John put forth a proposal that increases the wages for the supervisor and the key officers that have been with us for an extended period of time by \$3/hour, with new hires and fill-in officers at \$16/hour. This proposal would in effect become the new contract with Allied and run through the middle of next year. Board agreed that community security is our number one priority and these moves were necessary to retain competent officers. The estimated increase in expense for the remainder of 2022 is \$23,000. After review of our budget line items, Bob was confident that we could cover this increased cost. However, he warned we needed to be frugal the remainder of the year to ensure we stayed within budget. Board agreed. Chuck moved to accept John's proposal and increase the pay for our security officers. Fred seconded. All in favor; motion carried. Peter will work with RPM to get new contract signed and mailed out to vendor.

Committee continues to look at options for virtual security systems. It was discovered that Allied also has a system, and the committee will research this as well. Committee plans on having some data and recommendations for the board for the August meeting.

John reported that the paper scanner is down at the SR70 entrance. An internal computer in the scanner needs replaced. Unit is on order, but no delivery date has been given.

The county will be doing maintenance on water lines near the Malachite gate. Concern was if this work would damage the monument or the camera/security system there. John feels work that will be done has adequate clearance and there should be no damage, but will monitor the situation to ensure as such. Ultimately, any damage done will be covered by the county.

Lastly, John reported there had been more solicitation by a pest control company in the neighborhood. Individual was told that was not allowed in Rosedale and escorted off the property.

Communications Committee – Ed Mazer reporting:

Ed reported that committee handled 54 Contact Us inquiries, with 34 handled directly by the committee and 20 forwarded to others for handling. Adding the FAQ and cable questions to the website has significantly reduced the number of questions submitted.

Committee continues to work on ways to prevent Rosedale emails from going to resident's spam folders. Utilizing different servers and services is helping; committee will continue to refine this process.

Lighting Committee – Chuck Allen reporting:

Pauline Straub has met with Trimmer's Holiday (company that does our holiday lighting) and discussed new plans with new landscaping at front end. Estimate is expected soon for board to review and approve at August meeting. Landscape lights were removed from the front end with the new installation and should be replaced week of July 18th as work finishes. Lighting along 87th St. next to the Westbury Lakes area is on all the time, while lighting from Sweetbriar entrance along the golf course is not working at all. New lights recently placed at North Bridge entrance were found flickering on and off during recent storms. RPM will work on contacting proper expert and getting these fixed.

Community Standards and Practices – Jim Lamy reporting:

Following up from last month, the committee surveyed residents on three areas where clarification of rules is warranted: use of common grounds for fishing; realtor and for-sale-by-owner open house policies; and display of flags. Community responded as such:

- Community supports reasonable rules for fishing and access to ponds in a manner that protects the privacy of homeowners with ponds behind their homes.
- Community is supportive of open houses, with a strong preference for allowing them every non-holiday Sunday afternoon. Additionally, community believes realtor or homeowner should be allowed to place one sign in the front of their house.
- Majority of responders supported holiday and sports flags; however lesser support for flags of other countries and states.

Committee will fashion proposed language to become part of the governing rule and regulations. Board will review and vote on this at the August meeting.

No action has yet been taken on reviewing the documentation requirements associated with the renting or leasing of property. This will be forthcoming

Compliance Committee – Fred Booth reporting:

Committee member Susanne Lee has spent many hours on her own and working with RPM to go through the One Source list of past and current Compliance Violations and found many were

never taken off the list after violation was corrected. These were corrected and list has been dramatically reduced. Next step is to create a new list that is easier to use and decipher. Great job by Susanne and many thanks for her efforts on this project.

There are 15 roofs that still need to be cleaned – 12 in the Links and 3 in the Highlands areas. Notification letters will be sent to these homeowners.

Committee is recommending 30 days for homeowners to correct notifications for palm tree trimming, roof and driveway cleaning, and screening of pool equipment, AC units and generators. If unable to do in this timeframe, homeowner must have work under contract from a vendor and notify RPM of such action. It is also important that homeowners let RPM know when work is completed.

With all committee reports given, Peter moved on to old business.

Old Business: Speeding Fine Procedures

Board has been working on two aspects of this project: 1) the actual fining schedule, and 2) the overall timeline / process. Fining schedule is near completion. Process is working to streamline the various steps to ensure action is taken in a reasonable amount of time. This also is near completion. As camera has not been received yet and team has not been trained on equipment yet, board feels it is best to ensure everything is working and reporting processes are in place before formal implementation. Tentatively, camera will be up and running by the next board meeting so board can see some preliminary data. Depending on timing, may use August as a trial month to begin reports see magnitude of the problem, so implementation of program can begin shortly afterwards. It will be imperative that fining schedule and process be posted on the Rosedale website as well as a letter sent to each resident to ensure all are aware of this program. Further details and finalization of this program should be completed for the August board meeting.

New Business:

- The dry pond #5 in the Links will be mowed by Admiral in the coming weeks. This work had previously been part of the Aquagenix contract but did not make it into the new Admiral contract due to an oversight. The tall weeds and invasives in the area will be hand-pulled to prevent the further spread of seed pollen, then entire area will be mowed. A regular scheduled maintenance plan will be developed and written into Admiral's contract for future maintenance of this pond.
- Chuck made a motion that the board create a new irrigation committee separate from landscaping where irrigation currently resides. He felt irrigation would benefit from added focus that a separate committee could provide. Board agreed. Sigrid seconded the motion. All in favor; motion carried. Chuck will work with Jim Lamy on creating an irrigation committee charter to share with the board in the August meeting.

- Zoom for committee meetings. Discussion was if Rosedale needed to create a Rosedale Zoom account for all the committees to use. It was discovered that several of the committees already had their own personal Zoom account that they were using. Issue with a community Zoom account is granting access and ensuring time slots are reserved. After much discussion, it was decided that a single community account would not work, and we should continue using what we have right now. Board will need to budget accordingly for 2023.

With all agenda items covered, Jim moved to adjourn the meeting. Bob seconded. All in favor; motion passed. Meeting adjourned at 4:55 PM

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

Michael Axelrad expressed concern about going to virtual security verses manned security. He stated he received a discount on his homeowner's insurance policy because we had manned security. He was concerned what a virtual system would do to future security in the neighborhood and impact to security, insurance rates and valuation of homeowner's properties. He recommended getting community input before the board moved forward with this project. He also felt we shouldn't be purchasing a radar gun to control a speeding problem until we knew we had an issue. And even then, he felt we should use the gun to collect data of areas of speeding and utilize that to put in speed bumps in those areas. He also stated that he'd spoken with the local fire marshal and was told there were certain types of speed bumps we could use. Peter reiterated recent feedback that speed bumps were not what the residents wanted – they felt it penalized everyone for the those that did speed. Peter agreed that any decision on virtual security would be discussed with the entire community for input before any final decision was made.

Rich Toscano stated that his visit with the Hotwire set up person went very well – individual was very helpful. He did express some concern that the Hotwire construction / installation team was showing up at homes to install the boxes on the outside of the houses without notifying homeowners they were there doing that work. It is a little concerning hearing someone drilling into ones outside wall and not know why. He thought Hotwire should let homeowners know they were there and what they were doing. Jim will add this topic to his discussion with Hotwire senior management next week

Rich also inquired about the stats for the results on the flag questions. He asked what would be allowed and not allowed. He felt the “rules” would need to be very prescriptive on what is and is not allowed. He felt we should just leave it as is and follow state guidelines on this issue. Jim said he would look at the stats, as he did not have them at hand, and get back to Rich.

With no further resident's comments, Peter thanked everyone for attending and ended the meeting. Meeting ended at 5:07 PM.