

## **Recap of the Rosedale Master Homeowner's Association Board**

**November 9, 2023 – via Zoom**

This is a recap of the June Rosedale Master Homeowner's Association Board meeting held Thursday, November 9, 2023 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 President Peter Ingrassia at 2:02 PM. Notice was posted in accordance with Florida State Statute F-720. Including board members and Resource Property Management, 33 people were in attendance.

**Directors Present:** President – Peter Ingrassia, Secretary – Chuck Allen, Treasurer – Bob Eisenbeis, Directors Ed Mazer, Rich Toscano and Brian Fischer. Vice-President Sigrid Seymour was unable to attend.

**Approval of BoD Meeting Minutes October 12, 2023:** Peter made a motion to approve the October 12, 2023 minutes. Rich seconded the motion. All in favor; motion carried.

**Approval of BoD Training Meeting Minutes October 24, 2023:** Peter made a motion to approve the October 24, 2023 minutes. Rich seconded the motion. All in favor; motion carried.

### **President's Report – given by Peter Ingrassia:**

1. As mentioned last month, October marked our one-year anniversary as a Hotwire installation. As planned, Ed, Brian, and Peter met with Hotwire on October 25 to review the third quarter Hotwire SLA.

Overall, it was an excellent quarter. There were four short outages in early July relating to power and electrical issues at the then new hut located in the Highlands. Those issues have been rectified and we now have battery backup in place that will provide coverage for eight hours, which is more than enough time for Hotwire to deploy a back-up generator should there be any future power outages. Additionally, Hotwire is in the process of installing a permanent backup generator at their hut so any future power issues regardless of how long they last will not impact our services.

We also discussed residents that may still be having on-going issues. Melissa Pace-Timer is our dedicated Hotwire Service Manager and reported that she is not receiving many issues being brought to her attention. She asks that if someone is still experiencing on-going problems, to please contact her directly. Melissa can be reached directly at 954-649-3546, or email her at [Melissa.PaceTimer@hotwirecommunication.com](mailto:Melissa.PaceTimer@hotwirecommunication.com). Her contact info is on our Rosedale Master web website under the Overview tab, and then Cable.

Overall, based upon Hotwire's call metrics and service requests, and the lack of issues being escalated, we jointly feel that we are in a good place with their overall service and customer support. Residents are experiencing excellent line speeds, zoom meetings are

going well with no contention, very little or no buffering and pixelation, etc. If you are not in the above, please reach out to Melissa for resolution.

2. This has been communicated several times in the past, but as we have many new residents in Rosedale, it is a good reminder on what to do in unusual or emergency situations.

In any emergency, health, or safety issue, your first call should be to 911. Recently however, Board and committee members have been receiving calls from residents. Some examples follow:

If your neighbor is playing loud music one evening at 11:30 and they will not turn down the volume after you have asked, please do not call a Board member - call the sheriff. Manatee County has noise ordinances posted on their web site. Board members have no authority to tell another resident to turn their music down. Now, if your neighbor repeatedly does something like this, then we can take some action as your neighbor is potentially creating an on-going nuisance in violation of our CCRs. In that case, please contact RPM with your complaint. RPM will investigate and notify the offending party, if warranted.

If you see some suspicious activities, again please do not call a Board member or the gate attendants. The gate attendants are instructed to not leave the gate houses for their own safety. Call 911.

Lastly, if you see a structural issue that you think requires attention, please call RPM. If there is a water pipe shooting water into the air or on to a street, RPM knows what to do and whom to contact, no matter the day of week or time of day. If there is an issue after hours or on weekends, you will be prompted to connect to their emergency on-call staff.

All of the above is referenced on our Rosedale Master website, including contact information.

### **Treasurer's Report – Bob Eisenbeis:**

Bob reported total assets of \$1,885,276, with \$1,111,670 in reserves, \$760,792 in operating cash, and \$12,814 in other assets, of which \$12,614 are delinquent fees.

Reserve expenditures were \$9,337 this month, with \$338,124 year to date.

Overall, we are under budget at this time. Exact details can be found on the Rosedale homeowner's website under the Governance tab, Committee Reports for October.

### **Committee Reports:**

#### **Roads Committee – Tom Tangney reporting:**

A bid package has been prepared for the sign replacement project and discussions with several vendors are taking place. Replacing faded/cracked street name signs, stop/yield/speed limit signs, golf cart crossing signs, and guests entry signs are included in this project.

A bid package has been prepared for the concrete repair project and discussions with several vendors are taking place. Select sidewalk panels, mailbox station panels, and damaged curbs are part of this project. At the request of the landscape committee, several new park bench pads and possible paving of the entry portions of the dog park have been included in this project, as we will have concrete vendor on-site. Estimates will be obtained for both portions of this work so that a meaningful cost/benefit analysis can be made. However, preliminary discussions with vendors indicate that concrete for the dog park could be expensive, as the larger volume needed in this area would require pumping the concrete to the location. Vendors have suggested considering pavers instead of concrete for this project.

Our vendor, ANJ, began installation of the next phase of storm drain inlet replacements.

Tear down and construction of the 44<sup>th</sup> Ave monument is scheduled to commence about mid-November. 811 has been contacted to identify all underground utilities. A “under construction” sign has been placed at the worksite. Tom stated there have been several comments from residents that the current signage at the SR70 entrance is not very visible during nighttime hours. Tom stated the committee is working with several color experts to come up with a better color option. The new 44<sup>th</sup> Ave monument signage will be the same as the SR70 entrance signs, so once this sign is up, intent is to have both repainted at the same time, along with the entrance medallions at the Highlands and Links entrances.

Three outstanding issues:

1. The paint is peeling on the Links entrance ironwork gate – vendor will correct at his expense.
2. A large pillar has begun to lean at the North Bridge entrance. Vendor recommendations are being secured as to how to proceed.
3. The sidewalk entry gate at the SR70 entrance was broken by the new law office’s contractor. Vendor will cover repair costs.

Tom brought up a new issue of a large area of oil stains on Carnoustie. There are over 3 dozen large oil stains on the roadway, with no knowledge of how they were caused. From the size of the stains, it looked to be from a landscape vendor, garbage truck or some other vendor working in the area. Tom said he would work with RPM on a possible clean-up solution, but from his previous experience, these were very hard to clean up. Peter suggested contacting the residents in the area to see if anyone may have captured the situation on their Ring door cameras. Tom will follow up, as well as have Ed send an email blast to the community for any information.

#### **ARC Committee – Peter Ingraffia reporting:**

Peter stated that 17 requests had been reviewed in October, up slightly from the 15 requests in September. One item remain on the under-review list.

Committee reviewed the current procedure of the ARC requiring a permit with homeowner's requests. Committee has decided that requiring permits to be submitted with the Property Change Requests will no longer be required. It is the homeowner's responsibility to secure a permit if necessary. For the benefit of residents, the Rosedale website list examples of home improvement activities that may require a permit.

**Landscape Committee – Cheryl Smith reporting:**

Cheryl had four funding requests:

1. \$20,680 to Teal for the following projects (e, f and g were added at the meeting and not part of original published committee packet):
  - a. Shell around dog park perimeter / fence (\$2,450)
  - b. Repair holes and fill with top soil in dog park (\$175)
  - c. Sod replacement along Malachite from Links entrance pillars to mailbox (\$3,045)
  - d. Pine straw for SR70 entrance and 87<sup>th</sup> St. (\$12,000)
  - e. Shell for the entrance to the dog park (\$985)
  - f. Clean wetland debris from Hurricane Ian around pond on Glencorse (\$1,030)
  - g. Remove cardboard palms and add straps for new palms on 44<sup>th</sup> (\$995)

Cheryl stated that with the new news from Tom about the cost of concrete in the dog park, she had received this estimate from Teal to use shell instead, and presented it for approval today. Chuck moved to approve expenditures. Peter seconded. After some discussion around overall budget and where funding would come from, it was determined that funding was in the overall landscape budget but was being moved from several other categories to cover these costs. Following discussion, all voted in favor of the motion; motion carried.

2. \$6,140 to Brightview for the following projects.
  - a. 1 Shady Lady olive tree replacement in dog park (\$1,600)
  - b. 1 Foxtail palm at the 44<sup>th</sup> Ave entrance (\$1,150)
  - c. Updating berms at Tobermory and Malachite (\$3,390)

Peter moved to approve expenditure. Chuck seconded. All in favor; motion carried.

3. \$900 to Polywood for 2 new park benches for the Tobermory Roundabout quads. Rich moved to approve expenditure. Brian seconded. All in favor; motion carried.
4. \$3,100 to Terry's Tree Service to remove a pine tree at 54<sup>th</sup> and 87<sup>th</sup>, remove 3 additional water oaks along 87<sup>th</sup> St, prune live oaks and grind stumps. Chuck moved to approve expenditure. Ed seconded. All in favor; motion carried.

All October items have been completed except the Links pillar entrance project. This project is awaiting the boring project to be completed for irrigation lines before the project can begin.

Chuck Allen provided an irrigation update on the projects approved last month. The maintenance project on the pond intake lines has begun and should be completed this month.

The boring project as noted above has been delayed due to the vendor having a mechanical breakdown. Securing the proper parts has delayed him by several weeks. Other vendors have been contacted, but they are higher-priced than our contracted vendor, and they are unable to get in to do the project any sooner. Vendor expected to receive the parts early next week and should be able to get to the project before Thanksgiving. Chuck will keep landscape committee updated, as this project is holding up their work.

**Storm Water Management Committee – Gary Schaefer reporting:**

Gary and the team met with JR Evans on November 4, 2023 to discuss their report for the 88<sup>th</sup> St. E flooding issue and to clarify future proposals for 88<sup>th</sup>, as well Eastwood Park and Dry Pond #5 in the Links. Team expects a proposal from JR Evans for all three projects for future meetings prior to final engineering for the solution to the 88<sup>th</sup> St. flooding. Team will have discussions with county and homeowners prior to any funding proposals.

At this time, the committee has decided that it would be best to concentrate on maintenance of the invasives in areas that have been removed over the past several years. They will delay removal of previous proposed areas and reapply for the Manatee Grant should it be available.

All pond plantings in Legacy ponds for 2023 have been completed. Previous pond plantings at the south end of Pond #23 have failed and need replanting. Gary requested approval of \$1,000 for this task. Peter moved to approve the expenditure. Rich seconded. All in favor; motion carried.

**Community Access Committee – Rich Toscano reporting:**

The radar was put out multiple times in October. 17 speeding violations were recorded in October, with 3 individuals being cited twice. The report was given to the compliance committee. Committee intends to continue to place the radar out within the community frequently and in different areas.

The committee has gathered all the information necessary to evaluate gate security companies. Next steps are to review them and provide recommendations to the board.

Rich met with Mike Zinn, Facilitator of the RCC, to discuss and revise the leasing application so the local HOA's can be informed of renters in their neighborhoods. The plan is to have RPM send a form back to the HOA's when the Access Committee approves the application. This will be discussed at the next RCC meeting later in November.

Rich has also instituted a process by which the Access Committee can forward information on new residents to the Communications Committee once the Warranty Deed is received and the new resident is entered into the Dwelling Live system. This will allow their emails to be registered with the Communications Committee, and the Welcome Reps and the HOA's can be informed as well. Information will also be furnished to RPM so they can update their system information.

During the month of October, the committee processed 22 requests, 14 of which were related to leases, access, warranty deeds and barcodes, with the remaining requests handling the speed program, gate malfunction, attendant complaints, and support for the communications and compliance committees.

**Communications Committee: Ed Mazer reporting:**

Ed reported that the committee continues to respond to inquiries, with 15 through Contact Us and 32 emails. There were 6 new homeowners who were welcomed into the Rosedale community by the Welcome Representatives with welcome packets.

11 new email address were added to the database. Committee is comfortable that they are now able to identify and enter all new move-ins to our email database.

A new page has been added to share the Community Standards Committee recommended CC&R changes that will be voted on at our next annual meeting. Residents can provide comments to these changes, and the website posts all comments. Send all comments to the Contact Us page at <https://www.rosedalemasterhoa.com/contact-us> or [bodmazer@rosedalemhoa.com](mailto:bodmazer@rosedalemhoa.com). To date, 26 comments have been received and posted – some for and some against the proposed changes. Residents are encouraged to visit the website to become more familiar with the proposed changes and be better informed when the time comes to vote on these items. They can be found on the Rosedale homeowners website under the Governance tab, then Proposed CC&R Changes.

**Lighting Committee – Chuck Allen reporting:**

The remaining lighting and all electrical outlets and lines have been removed around the 44<sup>th</sup> Ave. monument area in preparation for the new installation. Once the fixture is in place, the island will be re-wired and lighted.

**Community Standards and Practices – Ed Mazer reporting:**

The committee continues to review the CC&R's to evaluate and propose potential changes that could be voted on by the community at the next annual meeting. The committee took up the issue of De Facto Tenancy in Article 5, 16e. Recommendation is to make de facto tenancy less restrictive and easier to understand. Basically, new recommendation is to expand non-owner individuals who reside at the residency, where this is going to be their legal residency, to related to the record Owner of the Lot by degrees: first degree (spouse, children, and parents), second degree (brothers, sisters, half-brothers and sisters, grandchildren, and grandparents), and third degree (uncles, aunts, nephews, nieces, great grandparents, and great grandchildren). Additional details can be found on the Rosedale homeowner's website as noted above.

**Compliance Committee – Fred Booth reporting:**

The October speeding list was received from the Access Committee and reviewed. Of the 17 violators, 11 were guests speeding and 6 were homeowners. One was a first-time guest. This homeowner will receive a warning letter for their guest; however, the next time the guest speeds, the homeowner will be fined. Fred recommended the board fine the remaining 15 at \$25 for each occurrence. Peter moved to waive the reading of the names of the speed violators;

however, addresses would be published in the official meeting minutes. Brian seconded. All in favor; motion carried. Peter moved to approve the committee's recommendation for the fines. Rich seconded. All in favor; motion carried.

Committee needs RPM and Paul to get involved with follow-up on non-speeding violations and report them as fixed or not completed. Susanne Lee will work with Paul to ensure this task is started and maintained.

**44<sup>th</sup> Ave. and Lena Road Project Committee: Fred Booth reporting:**

Committee will be meeting with Commissioner-at-Large James Bearden November 10<sup>th</sup> to review the situation at 44<sup>th</sup> Ave. Committee continues to work on obtaining a meeting with the county public works / development team, where the intent is to include recently hired Alex Anaya of ESRP Corp Engineering to provide additional support and expertise in the discussions.

**Insurance Report – Brian Fischer reporting:**

Brian reported that the next renewal for the Association is for Property Insurance. Renewal date is January 12, 2024. Committee is currently working with two agencies seeking competitive bids. Policy limits will be adjusted based on the recently completed appraisal. All other policies have been addressed this year.

Committee continues to work with the local HOA's to investigate whether it would be beneficial for the Master to combine efforts with the neighborhood associations regarding insurance needs.

**Manager Report:** Paul Taylor was on vacation and did not provide a manager's report for this month.

With no old business to discuss, meeting move on to new business.

**New Business:**

The Insurance update was covered during the committee reports. Those items not covered were:

1. 2024 Budget Process Update and Door Bonus: Bob reported that the 2024 draft budget is complete and awaiting resolution of several expense item estimates. It should be ready to distribute to residents 14 days in advance of the December meeting where the budget will be approved.

As part of the contract that the Association entered into with Hotwire for it to provide cable and internet services to the community for 10 years, Hotwire gave the Association an incentive in the form of a \$277,000 cash payment associated with that long term commitment - called a "door bonus." The value of the payment is now approximately \$288,000 as the result of investments.

This payment is meant to provide a benefit over the life of the contract to current and future residents. To use those funds to reduce the management fee would negate the benefit to future resident who might move into the community over the course of the contract. In addition, applying the benefit to the current management fee could potentially

involve significant tax consequences that allocating the funds to reserves would not. Additionally, transferring the funds to reserves lowers the required reserve component of the yearly maintenance fee recommended in our most recent reserve study, which further benefits both existing and future residents.

Therefore, in order to maximize the benefits to both current and future residents, Bob moved that the board approve transferring these funds to reserves. This provides a long-term benefit to both current and future residents and is consistent with the intent of the door bonus incentive. It also eliminates potential tax liability and helps to reduce the management fee over time because additional funds are available to cover reserve expenses that would otherwise have to be financed through management fee contributions. Peter seconded. All in favor; motion carried.

2. Annual Meeting Planning: Peter stated the board met with the CEO and COO of RPM on October 24, 2023 in RPM's St. Petersburg office to have a training session to review process and procedures in preparation for our upcoming annual meeting. Items discussed and reviewed were meeting quorum, proxy, voting and registration procedures, meeting flow and rules of order for the resident's meeting, and electronic voting. Full details can be found in the recently approved meeting minutes which are posted on the Rosedale website. It is hoped that with this advanced training and preparation, the 2024 annual meeting will be a more positive experience for Rosedale homeowners.
3. House Bill 919 (aka Homeowner's Bill of Rights): Peter stated that this bill was reviewed with RPM and our legal counsel, and Rosedale MHOA was in compliance with all areas noted. The biggest issue of most HOA's was publishing the meeting agenda before the actual board meeting, which Rosedale has been doing for quite some time.
4. Possible Inquiry into Development Construction Defects. Board had approved hiring a construction attorney in June to investigate possible construction defects. Peter expects his report soon, to which the board will review. Board will report findings a later date.

With all business covered, Peter opened the meeting to any resident's questions.

Liam Gamba stated there was also an oil stain on 52<sup>nd</sup> Ave. It appeared to be a long oil trail down the street, Liam thought this occurred in a similar time frame as the one Tom reported on Carnoustie. Tom will include this area on the communication to residents.

John Sasa asked if the landscape committee was getting competitive quotes for work, especially tree plantings. He understood the desire to work with an existing / known landscaper for more detailed work, but he felt the cost for the two tree replacements in the landscape committee's requests were high. He found a vendor on-line and got a quote for two similar trees for much less than what the committee had proposed. He suggested that they get multiple bids for projects in the future.

Bill Moran had several comments:



1. He thought the time frame for the oil spills on Carnoustie were in the October 16-25 range. He also thought they were from landscapers or vendors given the areas and type of stains that were made.
2. He thanked the landscaping committee for the oak tree planted on Malachite.
3. He thanked the committee for moving forward on the sod work on Malachite as well. This has been a project for several years and it is good to see it finally coming to fruition.
4. In the discussion about planting trees in the dog park, it was mentioned that main purpose was to supply shade for both people and the pets. Bill pointed out that the original plans for the dog park had a gazebo there for just that purpose.
5. While agreeing with plan to put benches throughout the neighborhood, Bill asked who was going to clean them.
6. Bill stated that he and other residents are forced to walk on the street on mornings when sprinklers are running. He asked if the standards committee would consider proposing a watering time so people would be able to use the sidewalks during these times.
7. Bill asked how many hours the radar had been out in the community. Reason was if camera was out for 4 hours and we had 17 speeders, then that was more serious than if we had cameras out for 40 hours and 17 speeders. Bill was not advocating not putting out the radar, but felt having this additional information would be beneficial to analyzing the severity of the situation in our community.
8. Bill stated that the 2015 CC&R amendments made the golf course a member of the association. Bill wondered why we were fining residents for guest speeding, but not fining the golf course for golf guests speeding.
9. There are several issues with the Swales in the Links areas – the water is not draining properly. These need to be better managed and maintained.
10. Bill said they local HOA's and the insurance committee had made great progress. He felt that from what they have learned so far, the HOA's will probably not get better rates, but will get better risk coverage. He appreciated all the help Brian and Gary have provided.

Susan Hetzler had several comments:

1. She thanked the board and committee members for all the hours they put into the community and all the work they have done.
2. She appreciated Peter reviewing House Bill 919 and the agenda getting posted 48 hours in advance of the board meetings.
3. She thought the benches throughout the community was a great idea.
4. She was concerned with other oil stains and marks on the roadways in other areas of the community. With pools being installed, pavers replaced, and new roofs, on top of regular maintenance vehicles, we should try to be more vigilant on possible instances like this.

Dave Kuchinski had two comments:

1. Dave asked why the placement of sod on Malachite was a master responsibility. He felt the homeowner should be responsible. Bill Moran commented that the original builder was never held accountable for putting in irrigation and sod, and he felt that it was being rectified now.

2. Dave asked if the trees being recommended for removal on 87<sup>th</sup> St. were on the golf course property, and if so, they should be paying for their removal. It was noted that one tree is at the 4-way intersection and the others are all on the west side, or the MHOA's side of the street.

With no more resident comments and all agenda items covered, Ed moved to adjourn the meeting. Rich seconded. All in favor; motion passed. Meeting adjourned at 4:31 PM.