

Recap of the Rosedale Master Homeowner's Association Board

June 9, 2022 – via Zoom

This is a recap of the June Rosedale Master Homeowner's Association Board meeting, held Thursday, June 9, 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.

There were actually two meetings on this date. The first meeting, called to order at 2:00 by Peter Ingrassia, was to vote to Preserve and Protect the Deed Restrictions from Extinguishment by the Florida Marketable Record Title Act (MTRA). This is something that needs done every thirty years, and it was time for the board to do so. Fred Booth moved to approve extension; Sigrid Seymour seconded. All were in favor; motion passed. This meeting was formally adjourned and the regular monthly board meeting was opened.

With a quorum present, the regular monthly board meeting was called to order by Peter Ingrassia at 2:10 pm. Notice was posted in accordance with Florida State Statute F-720. Including board members, 38 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 May 12, 2022: Chuck stated that the timing of the MTRA meeting needed to be changed in the May minutes. With that change to be made, Chuck made a motion to approve the May 12, 2022 minutes. Jim seconded the motion. All in favor; motion carried.

President's Report – Peter Ingrassia:

- The Woodland Church expansion project and subsequent public meeting revealed there is no expansion planned – only remodeling of existing buildings to make more school room space. Residents who attended learned there are no future plans to expand the footprint of Woodland, so there will be no impact to Rosedale residents.
- Teal has informed the local HOA's that they will no longer be servicing their lawn maintenance contracts effective June 30th. This impacts the local HOA's only; Teal will continue to maintain the master common areas, as well as approximately 30 individual residents that they service. Reasons given were increasing costs and difficulty in getting hired help. Local HOA's using Teal will need to work quickly to secure lawn services going forward.
- Peter stated that the board was discussing the possible addition of a property administrator. Discussions have revolved around several areas that would benefit from additional hands-on / feet-on-the street presence:
 - Ongoing visual inspection of community and identifying needed repairs, landscape issues or other issues sooner.

- A resource for the committees when outside expertise is needed.
- A liaison between committees, ensuring needed parties are informed.
- Follow-ups on compliance notices or ARC approvals.
- Ensuring the work we've contracted for us done correctly and in time.
- Retaining knowledge and continuity as committee and board members change.

There would be an obvious incremental cost to such a proposal, which is why the board is considering this now prior to the 2023 budget. This person could possibly start at a part time / half time basis as we ramp up the program and determine our needs. Board will discuss with RPM as well to determine if this is someone who could be a part of RPM but specific to this role. Board will discuss further.

- In-person board meetings. Residents have expressed interest in having in-person meetings. Peter will work with RPM to look at possible venues that can handle both in-person and Zoom meetings, as board will continue with Zoom meetings for those unable to attend.
- Peter reported that he had attended both Hotwire town hall meetings, with both having good resident attendance, both in-person and via Zoom. Hotwire is setting up one-on-one meetings with residents to discuss each one's specific needs. Communication Cablegrams have listed phone number for residents to call and make their appointment.

Treasurer's Report – Bob Eisenbeis:

Bob reported total assets of \$2.528M, with \$1.339M in reserves, \$1.093M in operating cash, and \$96K in other assets, of which \$36K is due from Aquagenix and \$58K in 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. A map of Rosedale was provided with the planned cable installation dates for the various areas throughout Rosedale. Obviously, these dates may/will change depending on weather and other factors, but it gives residents a general idea of timing.

Hotwire will have their Rosedale website ready soon. When ready, a cablegram will announce this as well as this information posted on the Rosedale website. In the interim, Hotwire has issued a channel lineup and its fee structure for additional services for residents to view.

As mentioned in Peter's report, homeowners have begun setting appointments for their one-on-one sessions with Hotwire.

The Hotwire equipment hub that will be placed near the Highland Circle and the pumping station is awaiting permit approval. We've been told there are no issues; it is simple bureaucracy slowness.

Roads Committee – Chuck Allen reporting:

As Tom was unable to attend the meeting, Chuck provided the report. To install ADA compliant mats in all the crosswalks in the Legacy and Highlands areas, the team estimates cost to be approximately \$5,300 for the mats and \$2,200 for labor to install. (The Links area already has these ADA compliant mats installed.) Chuck asked the board for approval to spend no more than \$7,500 for this project and get this completed. Jim moved as such. Ed seconded. All in favor; motion passed. Team will secure contractor and inform board of installation timing / completion. The funding for this project is expected to come from reserves.

There is a broken pedestrian crossing sign in the Links. A resident has up-righted and braced the post, but it needs replacing. Estimates are being obtained, but Chuck asked for approval to purchase and install a new sign, not to exceed \$1,200, to expedite the process. Ed moved as such. Sigrid seconded. All in favor; motion carried.

The solar powered lighting on the community mailboxes (currently in the Links and a section of Westbury Lakes) is failing, with lights out, fading, solar panels not working and brackets falling apart. Team has estimated cost to purchase 10 new lights to be \$7,000, which is also expected to be a reserve charge. Chuck asked for a motion to approve up to \$7,000 to purchase and install these 10 new lights. Sigrid so moved. Peter seconded. All in favor; motion carried.

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 committee to start date.

ARC Committee – Peter Ingraffia reporting:

Peter stated that 44 requests had been reviewed in May, with all but 4 approved. Of these four, 1 will be discussed under new business, one homeowner is deciding on various options, and 2 are in need of sending information to the ARC.

Peter stated the team has determined they needed to create a “tickler” file system to enable team to follow-up on conditional approvals, as well as develop a process to review completed projects to ensure they comply with approvals granted.

Peter announced the addition of a new member – Danielle Stivers. Danielle is currently on the Compliance committee, but felt she could handle both. She will be a welcomed addition. Peter moved that the board approve Danielle for the committee. Chuck seconded. All in favor; motion carried.

Landscape Committee – Cheryl Smith reporting:

The water meter the committee has been waiting to be installed at Baltry Court is finally scheduled; should be completed this week. However, due to the delay of the county getting the

meter installed, additional grading may have to be done prior to the new sod being laid. Possible expense of \$1,500.

Committee has discovered 2 high-voltage boxes in the area around the SR70 guard house. Both are currently on rotting posts and need to be moved prior to new landscape installation. An electrician will need to be hired and bids are being secured. Team believes boxes would be better situated and placed on the guard house building itself. This expense could possibly be a reserve expenditure.

Landscape has noted several existing plants at the SR70 entrance that are in good condition and would do well repurposing in another area of the community. Mark from Teal has identified a staging spot where the plants can be planted temporarily until a permanent spot is found.

July 7th is the targeted start date for the front-end landscape installation. Team wanted to remind board and residents that anyone that had seen the original presentation, that those plants were fully matured drawings. Those that will be planted will be much smaller, but will grow to mature size in 12 – 18 months. Doing this project in the rainy season is perfect to enable the new plants to quickly root and grow. During the installation, the landscape lights will be out for 7-10 days, and the exiting traffic may be limited to only one lane. Communications team will send email blast to all residents to inform everyone of situation.

Committee had some other normal maintenance / plantings for approval: replace dwarf bougainvillea on bull nose at Westbury (\$360), remove cardboard palms from Eastwood Park (\$175), flush cut three dead trees at Glencourse pond (\$675), remove old bushes from corner of 54th and 88th and will transplant hibiscus from behind the SR70 gatehouse (\$250), install peanut grass in three test areas along 88th St E in the 5000 block area to test if it will survive without irrigation (\$420), flush cut 14 Ligustrum trees at 44th Ave entrance (\$1,200), and remove dead bougainvillea in Tobermory Circle (\$100). All projects will be handled by Teal and are in the budget. Sigrid moved to approve expenditures. Peter seconded. All in favor; motion carried.

Committee brought forth a proposal for memorial park benches. As was announced earlier, Bloomfield Park South, along with Coral Hospitality and Rosedale Realty recently installed a memorial bench beside the pond at the SR70 entrance. Committee felt other communities or individuals might want to also install a memorial bench. As such, they have selected 12 locations throughout Rosedale where a bench could be placed on common ground. Committee is recommending concrete pads for the benches. Total cost for pad, bench, mounting brackets, plaque and shipping is approximately \$2,400. Further details and a picture of the proposed bench can be found in the committee report. Committee will plan on having a couple of these benches as part of their 2023 budget unless all locations are spoken for. Request was made to send communication to the community of this program to ascertain interest. Sigrid moved that this be done. Peter seconded. All in favor; motion carried.

Storm Water Management Committee – Sigrid Seymour reporting:

SWM has changed vendors for the survey work approved for ponds 9 & 10. It will no longer be Hyatt Survey but will be with Schappacher Engineering.

Much of what was discussed and approved at the May board meeting is still a work in progress. No new news from SWFWMD concerning new contacts. Chuck sent committee a video of a very effective procedure used at Peridia golf course to mow the no-mow zones along their ponds. Committee will use as they gather further details.

Community Access Committee – John Sasa reporting:

Team had presented a proposal from International Security Networks, a Florida based company with over 300 communities using their system but wanted to take more time to properly vet the proposal and our needs. After review, team is recommending the purchase of a Traffic Hawk Radar and Camera system to monitor and enforce speed limits in the community. Unit is easily moved and can be placed at different locations throughout the community. At a cost of \$8,668, package will include the camera and base, software that enables operation at night and a wide range of speeds as well as operational at stop signs. Team has also recommended purchase of additional batteries and a security lock.

Team members have volunteered to both move and monitor the system and provide the analytics from the readouts. When asked, John felt his team had the bandwidth to handle this project, and they were looking forward to it.

The budget has \$5,000 for speed bumps that can be moved to cover part of this cost. After reviewing the budget lines, team felt they could take the remaining needed \$3,668 from the security camera line, thereby funding the project. John did bring up concern of overall age of the entire security system. Bob recommended doing an inventory of all equipment – when installed, age, and usage in preparation of next year’s budget process. John agreed, and also stated he planned on budgeting for one more camera in 2023. Team believes two cameras will provide the needed coverage of the community. Chuck inquired as to if unit would be covered under our insurance policy. Rhonda will check this out.

With that, Peter moved to accept the proposal and purchase the unit up to a limit of \$8,700. Ed seconded. All in favor; motion passed.

Second part of this program will be enforcement / fining. Recommendation is to get camera purchased and set up, look at data and get a report to the board for the next meeting. Rosedale has a published fining schedule for speeding infractions and will be reviewed at the next meeting. Question was asked if we should first issue a warning letter to offenders before a fine is levied. Intent is to have some data available that a communication can be sent to the community prior to the meeting to both identify magnitude of the problem, let the community be aware of the steps being taken, and notification that a fining process will begin.

John stated that we continue to have difficulties staffing guard personnel. Currently we are paying \$15/hour, but John believes that cost will rise to \$18/hour for our 2023 budget. Gate security is our second highest expense for the community. Committee is looking at potential virtual security options to help minimize cost impact. Committee will consider various options while keeping in mind concern of residents on overall security and access.

There is also an issue with residents not keeping their license plate numbers updated in the Dwelling Live system. Residents are urged to notify the guard house or the access committee of any license plate number changes.

Communications Committee – Ed Mazer reporting:

Ed reported that committee has sent email to residents to set up Rosedale communications as a contact to prevent emails from going into their spam folders. They have also sent emails to those residents with a Spectrum email asking them to notify the committee when they change / update their own email addresses. Committee continues to send out weekly cablegram messages with updates on Hotwire installation progress and any new information.

Lighting Committee – Chuck Allen reporting:

Pauline Straub is working with the holiday lighting contractor with changes to our front-end entrance. A test of new light placements in the Highlands Circle has been started. Two lights have been temporarily placed and lit to ascertain their impact and effectiveness. Pauline is working with landscape committee for lighting placements as they complete the front-end project.

Community Standards and Practices – Jim Lamy reporting:

The committee has prepared a short survey for 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. Look for this survey in the coming days and respond.

Committee is now reviewing the documentation requirements associated with the renting or leasing of property. The issue is the documentation requirements have not been formally established, and further complicated by local HOA's, whose documentation requirement can be, and usually are, different from those of the master. This imposes an administration burden on homeowners that may not be necessary. Jim is looking to establish a task force of representatives from two or three of the local HOA's and several members of the committee to formulate and propose documentation requirements that might serve the entire community. As such, Jim made a motion to establish this task force. Chuck seconded. All in favor; motion passed.

Compliance Committee – Fred Booth reporting:

Committee completed audit of areas in need of tree trimmings. Resident will have until July 30th to comply to notices.

There are a few roofs in the Links and the Highlands areas that still need to be cleaned. Committee is following up on these homes.

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

New Business:

- As Peter had mentioned in his ARC report, one of the ARC requests required action by the master board. The Tuckers are adding an addition to their home on Carnoustie, and the addition has extended into the SWFWMD/swale area by six square inches. An application for modification of the SWFWMD document has been prepared by the Tuckers and needing board approval. As this is a minor change, Peter asked for a motion to approve this request. Sigrid so moved. Fred seconded. All in favor; motion passed.

- Links 2 modified their amendments last year to change verbiage from needing master board approval for all changes to only needing the local HOA resident approval for changes, providing changes are not less restrictive than those in the master documents. They also reduced the percentage vote for approval from 2/3 to 51%. The board approved this change at the December 9, 2021 meeting. Links 1, 3 and 4 made the exact same changes to their CC&Rs and requested the board's approval for these changes. Each individual HOA request was voted on separately:
 - Links One (Rosedale Links HOA, Inc.): Peter moved to approve. Sigrid seconded. All in favor; motion passed.
 - Links Three (Links Three HOA, Inc.): Peter moved to approve. Sigrid seconded. All in favor; motion passed.
 - Links Four (Links Four HOA, Inc.): Peter moved to approve. Sigrid seconded. All in favor; motion passed.

- There was a dog attack incident in the Links. Said animal has had several such incidents in the past. Animal control was called for this incident and recommended it be quarantined in case of rabies. They also recommended putting the dog down, but it would be up to the owner. Per Article V, Section 18D of the recently amended Rosedale Master CC&Rs, owners are responsible for injuries caused by their pets, and the board can deem a pet a nuisance and be permanently removed from the Association property. Peter moved to have the animal removed from the Association. Jim seconded. All in favor; motion carried. Homeowner will be legally notified to have animal removed within 3 days of receipt of notification.

- Bob outlined a new process for the 2023 budget procedure. Bob will meet with RPM in late August/early September to discuss and prepare a preliminary budget. This draft will be sent to all the committees so they can review items, make any recommended changes / modifications, and propose additional projects. They will also be asked to indicate which projects have been completed or no longer need funding. They will be asked to prioritize all new projects on their list. After committee input is received, an updated draft budget will be distributed in early October for board review and input. Goal is to have revised draft budget by late October for board review and final consideration.

- Bob discussed the Association Financial Investment Policy. The board must approve any changes to the policy based upon recommendations of the Treasurer and the Finance Committee. Objective was to meet three guidelines: 1) Safety of principle, 2) Adequate liquidity, and 3) Maximization of yield. Given the changing economy, conservative investments was recommended at this time. Primary investment types will be FDIC insured CD's, money market funds and US Treasury securities, with secondary investment types US Government Agency Securities, insured, AAA rated tax-free municipal securities, and bonds or EFT funds. Peter moved that the board accept the proposed investment changes. Fred seconded. All in favor; motion passed.

With all agenda items covered, Peter moved to adjourn the meeting. Jim seconded. All in favor; motion passed. Meeting adjourned at 4:30 PM.

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

Dave Kuchinski asked if the Access Committee was entertaining monitoring stop signs, as he felt the intersection at 88th St. E and 52nd Ave E. was a perpetual roll-through zone. John Sasa stated the system did, in fact, have the ability to monitor stop sign areas and note any violations, and the committee had it on their radar as an action plan. However, plan is to get the system up and running and learn the new system first while mainly focusing on speeding in the interim.

Ed Serra inquired how Hotwire was going to handle the cable installation in those areas with swales, as recently much work had been done to get the swales up to code, and he didn't want them damaged from the installation. Jim stated Hotwire was aware of this area, but would meet with them to reinforce the potential issue. Jim reinforced that Hotwire would repair any damages done to the areas if they should occur, be it broken irrigation lines or swales. Ed also stated he was glad the board was making progress on the speeding issue, as he felt it was a definite issue in his neighborhood.

Michael Axelrad was concerned about the use of radar and asked why the board was not considering speed bumps. His concern was one camera covering 1,100 homes, even if it is moved around, would be effective. He also thought residents would oppose a camera system. Peter provided recent feedback that speed bumps were not what the residents wanted – they felt it penalized everyone for the those that did speed. Also, there are issues with the local fire department on if and where a speed bump could be placed.

Mike Zinn applauded board's property administrator discussion, as the RCC had recommended such a position in the past. He also like the budget plan of reaching out to the committees for input, believing this would provide more expertise to the planning process by getting direct input from those responsible for the needs and costs.

With no further resident's comments, Peter thanked everyone for attending and ended the meeting. Meeting ended at 4:51 PM.