

**Minutes of the Rosedale Master Homeowner's Association Board
May 12, 2022 – via Zoom**

The Rosedale Master Homeowner's Association Board meeting was held on Thursday, May 12, 2022, at 2:00 PM via Zoom.

With a quorum present, meeting was called to order by Peter Ingraffia at 2:03 PM. Notice was posted in accordance with Florida State Statute F-720.

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

Approval of BOD Meeting Minutes April 14, 2022: Ed Mazer made a motion to approve the minutes. Fred Booth seconded the motion. All in favor; motion carried.

President's Report: Peter Ingraffia reported on several areas:

- Woodland Church is planning an expansion project which would then abut up to Rosedale along the homes on the cul-de-sac on 54th Ave E and homes in the Highlands along 53rd Terrace E and 97th Street Circle E. There is a public hearing to consider the application on Wednesday, May 18, 2022 at 3:00 PM at the Manatee County Administration Center, 1st floor, in Bradenton. Affected residents are urged to attend and keep board apprised of the outcome.
- In-person board meetings: if residents desire in-person meetings, please send a note to the website via the “contact us” section
- Peter voiced support and comments concerning the new Hotwire cable installation process and shared some consumer centric measures.

Treasurer's Report: Bob Eisenbeis gave the report.

Committee Reports:

Cable Committee – Jim Lamy gave the report. As stated in last month's meeting, the cable committee has divided its focus into two areas: one to communicate the unfolding plans to homeowners, and another to manage the physical changes to our infrastructure. The committee meets weekly via Zoom to manage this. On the communication side, team has developed a contact list of each house in Rosedale and transmitted to Hotwire, developed a list of snowbirds, landlords and those with a Spectrum email address which may require supplementary information, created a list of FAQs which has been posted to the website, and scheduled a town hall meeting for residents on May 24, 2022 in the Rosedale Community Golf & Country Club dining room. A second town hall will also be scheduled for early June. On the construction side, team continues to provide guidance to Hotwire's installation crew, including locations for Equipment Hut, areas for staging and safekeeping equipment and a dumpster. As plans are

made for locations of the fiber cable, this information will be communicated to the community so they are kept aware.

Roads Committee – Tom Tangney gave the report. Tom reported proposed multi-year contract with Cape Coral Power Washing was finalized and awaiting President's signature. Tom presented new design for SR70 entrance which board endorsed. 44th Ave monument will need rebuilt. Bids will be sought for both projects.

Tom asked for approval to spend \$750 to replace missing and faded mailbox numbers in the Links. Funding is in the budget. Chuck Allen moved to approve the spending. Fred Booth seconded. All in favor; motion carried.

ARC Committee: Peter Ingraffia gave the report. Peter stated that 22 requests had been reviewed in April, with all but 3 approved. Those 3 are under review. ARC guideline that identifies various projects and outlines which are in need of an ARC and which do not, as well as new deposit requirements have been posted on Rosedale homeowner's website. Peter also reported an increase in ARC submissions for work already done, as well as emergency requests that were not actually emergencies. Homeowners risk possibility of re-doing a project or losing a deposit if approval is not given.

Landscape & Irrigation Committee: Cheryl Smith gave the report, assisted by Mary Willet and Harry Waldo, also of the landscape committee. Team made a PowerPoint presentation for the SR70 entrance plans and requested approval for initial phase work for the identified three areas. Sigrid Seymour made a motion to approve committee's proposal for the 3 front end areas for \$30K, and up to an additional \$3K to remove and replace palms in the area as the committee deemed best. Ed Mazer seconded. All in favor; motion carried.

Committee had some other normal maintenance / plantings for approval: common ground hedge removal on a pond (\$700), replacing old and dying plants in Bloomfield circle (\$2,415), replanting circle in the cul-de-sac in Westbury (\$2,750), replacing island plantings by the Highlands circle (\$2,265), and removing dying Ligustrum and Hibiscus trees at the 88th St. pillars and at the Highlands circle (\$895). All projects are in the budget. Chuck Allen moved to approve expenditures. Sigrid Seymour seconded. All in favor; motion carried.

One item not on the committee report was a request for annuals (\$4,050), which also is in the budget. Work will be done by Teal. Sigrid Seymour moved to approved expense. Peter Ingraffia seconded. All in favor; motion carried.

Communications Committee: Ed Mazer gave the report. Jim Masters has assumed responsibilities for posting the board minutes and committee reports on the HOA website.

Community Access Committee: John Sasa gave the report. Negotiations with the vendor for speed monitoring equipment were unsuccessful. Team will look at other vendors and submit at next month's board meeting. Gatehouse is re-instituting past procedure of scanning vendor driver's licenses into the Dwelling Live system. This procedure was suspended during Covid but will be re-instated. Pest control solicitors for ECO Pest Services were stopped and told any further such actions would result in immediate suspension of their entry privileges. Team will

try to work with clubhouse management to determine if some system can be set up to monitor scheduled golfers entering our community. Peter Ingraffia moved that team to work with the clubhouse to get guests registered. Jim Lamy seconded. All in favor; motion passed.

Community Standards and Practices: Jim Lamy gave the report. New committee has met twice and is working on the following areas for clarification: displaying flags, homeowners use of common grounds, specifically around area ponds, and real-estate signage. Committee will survey residents to gauge community sentiment.

Stormwater Committee – Gary Schaefer gave the report. Gary asked for approval to approve a contract with Hyatt Survey not to exceed \$7,000 for additional survey services in Rosedale for ponds 9 & 10. The cost is expected to come from reserves. Sigrid Seymour moved to approve expense. Peter Ingraffia seconded. All in favor; motion carried. Potential list of landscape architects and engineers was shared with RPM in order to assist in vetting process.

Lighting Committee: Chuck Allen gave the report. Chuck reported that the lights at the Sweetbriar entrance are not working. Wires had been cut in recent landscaping changes. Work is being done to repair ASAP. Peter asked if team needed to approve the 2022 Holiday Lighting contract. Chuck did not believe we needed to do so yet, but would look into this and report back to the board.

Compliance Committee: Fred Booth gave the report. Committee is reviewing complaint complaints within the RPM system. It appears as if many are old and handled but have not been noted as such. Team will be working to clean this up. Committee will be doing a visual audit of areas for tree trimmings to minimize any potential damage in the upcoming hurricane season. Fred stated need of a new member for the hearing committee.

Old Business:

Tom Tangney inquired about the repair situation of a damaged sidewalk on Marbella as discussed last month. Rhonda stated she had heard sidewalk should be repaired today or tomorrow. Tom then asked about status on other addresses, predominately in the Links, that also had sidewalk damage, presumably caused by homeowner pool or landscape installations. Tom will send list to RPM and compliance to review and determine status.

New Business:

- a. Holiday Lights and Décor: addressed above during lighting discussion.
- b. MRTA: MRTA (Marketable Record Title Act) is a necessary document filing that is needed to preserve our Master Declaration of Covenants, Conditions and Restrictions (CC&Rs) for Rosedale. Board must have a separate meeting to discuss this subject, and proper notice must be given to all residents so they may attend if they so desire. Board will add this meeting to the end of our regularly scheduled June 9th meeting (regular meeting will be adjourned and finished, then will open the meeting for the MRTA discussion.). Communications team will make announcement to community.

Adjournment: Jim Lamy made a motion to adjourn meeting. Sigrid Seymour seconded the motion. All in favor, motion carried. Meeting adjourned at 4:43 PM.

Chuck Allen, Secretary

Date