

Minutes of the Rosedale Master Homeowner's Association Board
July 15th, 2021 – via Zoom

The Rosedale Master Homeowner's Association Board meeting was held on Thursday, June 15th at 2:05pm via Zoom.

With a quorum present, meeting was called to order by Lynne Woodman at 2:05pm. Notice was posted in accordance with Florida State Statute F-720.

Directors present: President – Lynne Woodman, Vice President – Don Goodenow, Secretary – Paul Meehan, Treasurer – Bob Eisenbeis, Director – Fred Booth, Director – Bill Moran and Director – Peter Ingrassia.

Approval of Minutes for the BOD June 10th, 2021: Fred Booth made a motion to approve the June 10th, 2021 minutes. Bob Eisenbeis seconded the motion. All in favor, motion passed.

President's Report: Lynne Woodman gave the report. It was stated there will be a special meeting to occur on July 29th to discuss policies and procedures and how to strengthen for the association. This meeting will be posted accordingly. Currently, there are two projects that will be affecting the community within the next few years. These include the extension of 44th Ave across the reservoir to connect to the 44th Ave gate. This holds potential impacts such as a sound wall, traffic control. The other project affecting the community includes the connection of Lena Rd. Potential concerns for the community include traffic management at SR 70. The Board will be requesting resident support (notice to go out in the next few days). Fred Booth will spearhead these community projects and obtaining community support. Bill Moran stated the County records need to be reviewed for information on the dedication of 87th Street at SR 70 roadway.

Treasurer's Report: Bob Eisenbeis gave the report. Overall comment is the finances are balanced.

Committee Reports:

Cable Committee – Don Goodenow gave the report. Additional comment stated there is still work to be done on the RFP regarding bids for service.

Roads Committee – Tom Tangney gave the report. There is soil sinkage on 96th St starting, proposal to be provided to request engineering support to manage vendors for project. 88th St noted to have the asphalt sinking, the stormwater pipe appears to be cracked causing this sinkage. Request made to hire ATeam to complete the repairs. Fred Booth motioned to accept ATeam's proposal as submitted to complete the repairs at 88th St. Don Goodenow seconded the motion. All in favor. Motion passed.

Report provided regarding speed mitigation. A request is made to use a combination of gate card suspension and fines to reduce speeding. Discussion occurred regarding speed tables. Bill Moran motioned to accept the combination use of gate card suspensions and fines to reduce speeding. Peter Ingrassia seconded the motion. All in favor, motion passed.

August 1st is the target date for implantation of the program for Allied to begin conducting random speed checks.

Request made to install 3-way stop sign at 54th St and 88th St in efforts to reduce speeding. To open discussion, Bill Moran motioned to install a 3-way stop sign at 54th St and 88th St. Don Goodenow seconded the motion. Open discussion, comments made regarding the repurposing of the existing poles for this project and the completion of a matrix to determine the need of the additional stop signs. Thought was to allow Allied use of community radar gun to help develop metrics on speeding at that location before installing stop signs. Bill Moran withdrew the motion for installation of stop signs.

Discussion ensued regarding damaged sidewalks and the repairs needed before any cleaning can occur.

Stormwater Committee – Bill Moran gave the report. Bill Moran motioned to approve Schappacher Engineering, in addition to current engineering services to support all committees. Services provided would be task oriented based upon request. Don Goodenow seconded the motion. All in favor, motion passed.

Don Goodenow motioned to ratify the purchase of two box grates for outlet/bubble box behind 4852 Tobermory Way. Bob Eisenbies seconded the motion. All in favor, motion passed.

Bob Eisenbies motioned to approve the acceptance of the grant and creation of no-mow zones along the pond banks where the plants will be located as provided through the START grant. Fred Booth seconded the motion. All in favor, motion passed.

Rosedale Master Stormwater Committee, Lake Management Policy record of the meeting discussion was not clear. Policy will be added to the next regularly scheduled board meeting.

It was stated that Randy Cooper, P.E., with R. Cooper Engineering will produce reports to be submitted to SWFWMD. Don Goodenow approved the expenditure to engage Randy Cooper for reports for SWFWMD. Fred Booth seconded the motion. All in favor, motion passed.

ARC Committee: Don Goodenow gave the report. Spreadsheet of ARC's was attached to the submitted committee minutes. An overview of the most recent ARC meeting was provided. Bill Moran motioned for the ARC Committee to bring to the Board all unique situations/new items of requests that are "first time" issues/projects, for Board evaluation and to receive formal recommendation from the Board for action. Don Goodenow seconded the motion. All in favor, motion passed. Further discussion occurred regarding ARC meetings and discussion of the recent approvals.

Landscape Committee: Cheryl Smith gave the report. Don Goodenow motioned to approve the removal of the dead viburnum bushes at entrance to dog park for \$975. Bill Moran seconded the motion. All in favor, motion passed. Clean Cut has been cancelled as the tree removal service and request made to award project to Terry's Tree service. Don Goodenow motioned to accept Terry's Tree Service to remove trees for an additional \$1620, over the originally approved amount granted to Clean Cut Tree Service for a total of \$3900. Peter Ingraffia seconded the motion. All in favor, motion passed.

Community Access Committee: Bob Young gave the report. Discussion occurred regarding extending the hours to 8pm for deliveries and interior work vendors. Don Goodenow motioned to extend the hours allowing vendors for deliveries and interior work to have access up to 8pm. Paul

Meehan seconded the motion. All in favor, motion passed. Don Goodenow motioned to expand the definition of holiday to include federal holidays, including those holidays that may fall on a weekend and are observed on the day before or after the weekend date. With the recommendation to post holidays for vendors at the beginning of each year. Peter Ingrassia seconded the motion. All in favor, motion passed. It was commented to discuss all federal holidays at the December meeting so that the list can be shared with the community vendors. Don Goodenow motioned for barcode procedures to be taken on permanently by Allied Universal, with RPM continuing to complete vendor barcodes. Fred Booth seconded the motion. All in favor, motion passed. Discussion occurred regarding non-resident forceful entry onto property. It was recommended to permanently ban this individual from Rosedale. Attorney opinion will be requested to close this discussion. Paul Meehan will work with the Manager to obtain legal opinion.

Communications Committee: None.

Legal Committee: Paul Meehan gave a report. Overview discussion occurred of review/changes needed to the governing documents. A request was made for all board members and committee chairs to review the documents with a goal to provide a course of action at the annual meeting.

Compliance Committee: Don Goodenow gave the report and mentioned that the committee had approved 6 documents to be sent to the community concerning aspects of the CC&R's for which compliance actions can be taken. Actions taken so far are concerning cars blocking sidewalks; outside lights and roof cleaning.

Lighting Committee: None.

Compliance: Don Goodenow reported. Meeting have moved to the 3rd Tuesday of the month. Reminder notices have been sent out to owners with violations. It is the community's job to report violations, not the committees. A review of the types of violations was provided to the board. Attorney meeting will be scheduled to review the usage and CC&Rs. Paul Meehan motioned to accept the most recent list of committee members as presented, dated 7/13/2021. Don Goodenow seconded the motion. All in favor, motion passed.

Old Business:

Items (a-d) on the agenda have been previously discussed. No action at this meeting is necessary.

e. Lennar Issues-Bill Moran Reported.

New Business:

a. Damage Deposit for ARC requests that involve access over common grounds

- a. Discussion occurred. Attorney review is to have association reach out to a vendor to get this resolved and place back on the homeowner. Don Goodenow motioned to increase the deposit to \$1000 and to include photos of sidewalks prior to any work being done for anything over common ground. All repairs will be done after all work has been completed. Bob Eisenbeis seconded the motion. All in favor, motion passed.

b. Contingency Planning for New President of Board and Vacant Board Position

- a. Tabled. Discussion to occur at upcoming policy meeting. Questions for review include increasing board from 7 members to 11 and to move to staggered term years.
- c. Contingency Planning for New ARC Chair**
 - a. Tabled. Discussion to occur at upcoming policy meeting. Community will be asked if interested in filling open position.
- d. Meeting Space for Committee Meetings**
 - a. Discussion occurred regarding the providing of a secondary location while meetings continue on zoom. Committees are welcome to use RPM conference room. Comment made to survey committees to determine their needs. Library on SR70 was stated to be an option for meetings. Bob Eisenbies to research the library usage. The Rosedale Clubhouse charges fees and has time limitations.
- e. Need for Committee Coordinator on the Board (Role Jim Lamy is Handling Now)**
 - a. Tabled. Further discussion needed.
- f. Filling Committee Liaison Positions (roads, Communications, Lighting, ARC???)**
 - a. Tabled. Further discussion needed.
- g. Member Comments on Action Items**
 - a. Tabled. Further discussion to occur at upcoming policy meeting. Manager to also review with the attorney.
- h. Estoppel Address Listing for all HOA's to be Posted on Rosedale Master Website**
 - a. Bill Moran motioned to adopt the estoppel process of listing neighborhoods by address on website to identify estoppel request contacts. Fred Booth seconded the motion. All in favor, motion passed.
- i. Front Entrance Sign for Golf Course**
 - a. The board has no authority to address this concern as the golf course has an easement for the sign. The golf course will be notified residents have complained the sign is unattractive.
- j. Handwritten Signs and Traffic Horses Used When Card Reader is Down at Gates**
 - a. Don Goodenow is researching ways to best communicate with the community, with a suggestion of using signs to notify drivers which lane to use.
- k. Roof Repair of SR70 Gatehouse (two tiles of different color)**
 - a. Curry Roofing has been asked to replace the discolored tiles or move to a less noticeable spot.

Adjournment: Paul Meehan made a motion to adjourn meeting. Peter Ingraffia seconded the motion. All in favor, motion passed. Meeting adjourned at 5:09 PM via Zoom.

Paul Meehan, Secretary

Date