

July 22, 2021

To: All Rosedale Community Council Members

Subject: Recap from committee meeting – 7/21/2021

The meeting of the Rosedale Community Council was an in-person meeting held at the Rosedale Golf Course Clubhouse as well as via Zoom for those not able to attend in person. Meeting was called to order by Chairman Mike Zinn. 15 RCC members were in attendance, with 13 of the 14 HOA communities represented and 2 of the non-HOA communities represented. We also had 9 homeowners join our meeting. Joe and Kellie Miller of Miller Results continue to facilitate, assist with any technical issues, and conduct polling on proposals.

Mike thanked everyone for attending and those joining us via Zoom. As those on Zoom could not see the people in the room, Mike had everyone introduce themselves. He reviewed the agenda and financials, stating that as of now, our funding for 2021 was very close to what we needed, and we would be determining funding needs for 2022 later this fall. He then touched on these points:

- The master board is having a special meeting focusing on governance and policies & procedures on Thursday, July 29th, with location / Zoom details and timing TBD. All residents are welcome to join.
- The next master board meeting will be Thursday, August 12th at the clubhouse, but timing has changed to late morning – 10-12.
- The Lena Road extension / 44th Ave extension projects were discussed at the BoD meeting last week. Fred Booth, board member, had stated he intended to speak to the county commissioners about concerns he had for the Rosedale neighborhood. RCC members felt this needed to be a concerted and ongoing effort to keep communicating and working with the commission. Mike encouraged members to engage their residents and anyone interested in assisting this project to contact Fred Booth.
- With Lynne Woodman leaving later this year, board is undecided as to how or when to fill her position, as stated in the board meeting and meeting recap. Mike asked members to encourage their residents to consider running for the board, whether it be for the short time of replacing Lynne (should the board choose this avenue) or running in the annual elections.
- Mike then reviewed the accomplishments / recommendations the board has made over the past year as we've worked with the board and the committees. These were listed in the meeting agenda, but for sake of recapping these for those that did not attend the meeting, I'm listing them here. While not all were adopted, all were discussed.
 - Bronze cage proposal adopted by the RMHA
 - Budget and contracts posted on the RMHA website
 - Suggested using the Malachite gate as a "residents only" entrance and exit
 - Recommended a walkway be installed from the SR 70 gate to the clubhouse
 - Proposed adopting operating guidelines for golf carts
 - Provided RMHA Compliance Committee with HOA information on roof cleaning
 - Recommended the ARC develop criteria and standards for specific ARC request areas

- Provided a template for RMHA Compliance Committee monthly reports
- Offered governance recommendations for consideration by the BOD
- Offered HOA's tree trimming contractors to consider
- Proposed meeting management ideas for monthly RMHA meetings
- Suggested greater information be provided on RMHA committee activities.
- Provided BOD and committee chairs with requested information and ideas.
- Shared HOA assessment practices and procedures
- Assisted the Landscape and Roads Committee with improvements
- Recommended RMHA governance with a focus on identifying top priorities.

Item 2 of the agenda was updating status of RMHA Recommendations.

Mike reviewed past recommendations made around governance and committees and gathered input for any changes from the group. Final document will be sent to the master board for their upcoming July 29th meeting. (This document is attached to this mailing.) Dave Kuchinski brought up that the communications committee has a tab on their site showing items to be discussed at the board meetings.

Susanne Lee spoke to the compliance recommendations previously made. She has offered the committee her assistance in designing and developing a report that will give transparency to what complaints are being generated and what actions have been taken.

Rich Toscano addressed past ARC recommendations. There have been some changes in personnel on the committee. Rich is encouraging committee to follow current CC&R guidelines and to ensure follow-up with the local HOA ARC reps. With the pandemic, Rosedale residents have flooded the ARC committee with requests.

Chuck Allen addressed past communications recommendations. Chuck was pleased to report that this issue is finally done! HOA contact information continues to be posted on the website via a redacted version (office and names only), but now all local HOA's have identified which board member handles local HOA estoppel requests. The Rosedale Neighborhood list has been updated and expanded to now list the local HOA estoppel name and contact information.

Deb Hunt has been working with the golf course as most all Rosedale homeowners have become aware of the ever-increasing traffic of golf carts mixing with vehicle traffic on 88th St between the 10th hole and the 11th hole. Rosedale Golf & Country Club is asking all golfers when playing the back nine to cross 88th St and follow the cart path from the 10th hole to the 11th hole. A new mirror has been ordered and will be installed as soon as it arrives. This will increase the visibility as you approach the bend when continuing to the hole #11. Additionally, the hedge that borders that section of the cart path has also been trimmed back to help increase visibility without reducing the adjoining property owner's privacy as well as allow carts to easily pass each other on the pathway.

Item 3 on the agenda was discussing recommendations for meeting guidelines for upcoming RMHA July 29th meeting. Mike reviewed Florida Statue 720.303 and meeting guidelines, which included

recommendations and rationale. After discussion with group and revisions, group was polled and 100% agreed with sending to RMHA for the July meeting discussion. Next, we discussed idea of bringing back town hall meetings for the community. While the board allows open discussion after the end of the meeting, we lost the ability to have resident discussions around topics and bring up concerns. After discussion with group and revisions, group was polled and 100% agreed this also needed to be sent to RMHA for the July meeting discussion. Mike will send these recommendations RMHA (document is attached).

Chuck then updated everyone on the status of the RCC open items:

- Speed control: fining process was finalized at July board meeting. Radar speed control is scheduled to begin August 1st. Sites and times will be random. Question was asked how vendors and non-resident violators will be handled; Chuck to look into this. *Update – response from committee: Vendors will be informed of the speed enforcement program and will be subject to the same penalties...plus the proviso that multiple violations could lead to banning them from the community. The recourse for visitors is to restrict future access.*
- Road repairs: sunken area on 88th St. E (south of the 3-way stop to the clubhouse) is scheduled to be repaired. Expect area to be excavated as contractor repairs/replaces cracked storm water drain, then replaces fill dirt around pipe and then repairs road. Committee has also discovered additional sinkholes along 96th St. in the Highlands; further work needs to be done.
- Street signs: as noted on committee's website, team has moved into phase two on street sign repairs, which will focus on remaining missing or damaged signs as well as pole repair/replacements.
- Drainage issues on 88th St. E and Westbury Lakes: Roads committee is working with Storm Water Management team on a conversion option to convert current grated drains to open-throat drains. Engineer is developing options and proposal.
- Sidewalks: repair/replacement of the 109 identified panels should begin this week, with completion occurring in August (weather permitting). Paul Dain brought up concern about sidewalk section between 54th Ave. and SR-70 entrance, which is used by both residents and the golf course as a cart path to the tee boxes for hole #5, and that he had had no response from the committee on this. Chuck to look into this. *Update – response from committee: they have confirmed that, except for a couple of feet at the SE corner of 54th and 87th, the path from 54th to the Gatehouse is owned by the Golf Club.*
- Sidewalk cleaning: committee has confirmed that sidewalks will be cleaned after repairs are completed. Currently a Q4 scheduled item.
- Landscape: Susanne Lee and Gregg Matthews continue to work with committee, with current focus on updating the SR-70 entrance to same standards as the 44th Ave. entrance.
- The irrigation system continues to be a concern. Teal is doing repairs as breakages occur. Board has asked for interested parties to join an irrigation committee to determine future options.

Mike adjourned the meeting to move into any questions for open discussion. Paul Dain asked if other HOA's had experienced a higher-than-normal failure rate when they did their back-flow testing. General response was no, but that everyone had been told that systems and valves in the Legacy and Highlands sections were old and would more apt to experience failures with age. Chuck reminded everyone that at the board meeting, Paul Meehan asked for any recommendations to update the CC&R's and by-laws. Mike stated that this topic would be main focus of next RCC meeting. No other questions or concerns were voiced, and with that, Mike adjourned the meeting.

Next RCC meeting will be Wednesday, August 18th at 1:30 PM at the clubhouse. Zoom will still be offered for members and residents who do not or unable to physically attend but want to join the meeting. Next Board of Director's meeting is the special meeting Thursday, July 29th and the regular monthly meeting is August 12th, which will be from 10-12 at the clubhouse.

Chuck Allen

RCC Secretary