

**Minutes of the Rosedale Master Homeowner's Association Board**  
**June 10<sup>th</sup>, 2021 – via Zoom**

The Rosedale Master Homeowner's Association Board meeting was held on Thursday, June 10<sup>th</sup> at 2:01pm via Zoom.

With a quorum present, meeting was called to order by Lynne Woodman at 2:01pm. 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 May 13<sup>th</sup>, 2021:** Fred Booth made a motion to approve the May 13<sup>th</sup>, 2021 minutes. Paul Meehan seconded the motion. All in favor, motion passed.

**President's Report:** Lynne Woodman gave the report. She reported she will be moving to Plymouth Harbor around November time frame which should allow ample time to address the vacancy on the board. Irrigation system over by the Baltry Common Ground needs to be addressed by either removing existing irrigation system or installing a new system. More information available in Landscape Committee report. The association will be sending a letter to Lennar advising them of their responsibility of repairs in the common area. Lynne also mentioned the trimming of Oak Trees in the community by Clean Cut Tree Service. More information available in the Landscaping Committee report.

**Treasurer's Report:** Bob Eisenbeis gave the report. See report attached. (i.) Bob mentioned there were 25 accounts that have over paid the HOA fees. Bob proposed that we refund the homeowners who overpaid. Bill cautioned on automatically refunding the homeowners, yet to reach out to them and only refund if requested by the homeowner. Motion was made by Bill Moran to send a notice to the homeowners who overpaid and only refund the amount once requested by the homeowner. Paul Meehan seconded the motion. All in favor, motion passed. (iii.) The Cable company has a discrepancy with the number of lots being billed. There are presently 1108 lots in Rosedale and one is vacant, leaving 1107 lots. It is reported that 1108 receive service but one Lennar lot is not getting service. Part of the issue may be related to how a house is numbered and how it was placed on the lot. RPM needs to check the addresses and cross reference them with Mark DiMassi or another representative at Spectrum.

**Committee Reports:**

**Cable Committee** – See report attached.

**Roads Committee** – See report attached. Motion was made by Bill Moran to approve funding Roads committee \$2,400 from Road's budget item 2049 for first 3 months to pay for patrolling of the community and issuing fines for speeding. Paul Meehan seconded the motion. Open discussion, budget should be reimbursed as fines come in. Patrols should be created as a new category. Fining schedule should be posted and made available on the website. All in favor,

motion passed. Various tasks related to Signs. Tom Tangey requested an additional \$5,000 to be used to replace faded stop or street signs (in Legacy and Highlands) and any future signs damaged during fiscal year of 2021. Motion was made by Fred Booth to allocate a total of \$5,000 incrementally between reserves line item 4810 and maintenance line item 4811. Bill Moran seconded the motion. All in favor, motion passed.

**Stormwater Committee** – See report attached. Bubbler box behind 4852 Tobermory is missing a grate. Motion was made by Bill Moran to approve up to \$600.00 to Teal Lawn to clear out vegetation and debris so box measurement can be taken for the 3 outflow boxes in the wetlands and grates can be ordered. Fred Booth seconded the motion. All in favor, motion passed.

**ARC Committee:** Lynne gave the report. Overwhelming amount of applications. Now receiving 50-60 applications that need to be reviewed at time of ARC meeting every two weeks. Applications put on hold for more information needed or missing. Rarely deny any applications. Street numbers on houses are not in conformity. Some numbers are larger than the original size. Every sub division provides their own number size. Take out of CC&R's altogether.

**Landscape Committee:** Cheryl Smith gave the report. See report attached. Proposed BOD to make a motion to move forward with Clean Cut Tree Service, Inc. in the amount of \$2,280.00 for the removal of 4 dead pine trees and trimming of 10 oaks, and stump grinding. Motion was made by Paul Meehan. Fred Booth seconded the motion. All in favor, motion passed. Cheryl requested additional funding of \$550.00 a month as needed for miscellaneous landscaping items that come up throughout the year. Motion was made by Fred Booth to allocate \$550.00 per month as needed. Conduct a 3-month assessment of line items and revisit reallocation of funds. Peter Ingrassia seconded the motion. All in favor, motion passed.

**Community Access Committee:** Bob Eisenbeis gave the report. See report attached. Motion was made by Fred Booth to increase the payrate to \$13.00 an hour for gate attendants and increase the payrate to \$19.00 an hour for the supervisor. Peter Ingrassia seconded the motion. All in favor, motion passed.

**Communications Committee:** Report given by Jim Lamy. See report attached.

**Legal Committee:** Lynne Woodman resigned from legal committee at 3:37pm on June 10<sup>th</sup>, 2021. A motion was made by Paul Meehan to appoint Peter Ingrassia to be on the legal committee. Fred Booth seconded. All in favor, motion passed. Mention was made that RDM attorney is already working on the steps to comply with the requirements of the Marketable Record Title Act (MRTA) which requires the renewal of our governing documents by 02/02/2023.

**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. See report attached.

**Lighting Committee:** No report. No one from the committee was present at meeting.

**Old Business:**

- a. **Compliance Recommendation 04.25.21:** Communication documents has been processed and vetted 6 items. 7 more to do. A one-page document pertaining to one particular item will be sent out each week. These documents will include explanation of the violation, possible fine and notice of required remedy. Don Goodenow made a motion to send a notice about screening the water treatment equipment which includes the air and pool equipment. Issue a 2<sup>nd</sup> notice in six weeks. Paul Igraffia seconded the motion. All in favor, motion passed.

**New Business:**

- a. **Appointing of ARC Member Marie Tinsley:** Motion was made by Fred Booth to appoint Marie Tinsley to the ARC Committee. Peter Ingrassia seconded the motion. All in favor, motion passed.
- b. **Invisible Fence Guidelines:** Homeowners who have installed invisible fences without ARC approval are in violation and would require the homeowner to remove the fence and then put in a request through the ARC Committee. Approved invisible fences would be permitted for the backyard and side yard, so long as you are not on the corner and if you are would not be permitted to have the fence up to the sidewalk. Homeowners must be present with their dogs at all times when they are outside. Defer any action until next month.

**Adjournment:** Fred Booth made a motion to adjourn meeting. Don Goodenow seconded the motion. All in favor, motion passed. Meeting adjourned at 4:08pm via Zoom.

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Paul Meehan, Secretary

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Date

**Attachments:**

Treasurer's Report  
Cable Committee Report  
Roads Committee Report  
Stormwater Committee Report  
Landscape & Irrigation Committee Report  
Community Access Committee Report  
Communications Committee Report  
Compliance Committee Report

To: Rosedale Master Homeowners Board of Directors  
From: Robert Eisenbeis, Treasurer  
Subject: Treasurer's Report for June  
Date: June 10, 2021

Budget and preliminary financials are available for the month of May.

We presently have total assets of \$2,281,088.91. Reserves are \$1,246,444 and operating cash is \$1,004,619, and the remainder of \$30,025.81 receivables, of which approximately \$28,019 are fees yet to be received. As of May 31, all 21 current 90 days or more delinquent accounts are in process of collection by the attorney and 6 accounts have received reminders.

In terms of operating expenses,

#### Year-to-Date Monthly Expense Categories

Maintenance and Repairs are under budget by about \$8,591.846

Landscaping is under budget by \$12,124.38

Gate Attendants and Security is over budget by \$2,490.74

Utilities are under budget by \$1,426.92

Administrative is under budget by about \$12,296.14 because the

Professional Engineering work has not been done yet.

Cable is under budget by \$4,305.12

Overall, we are under budget in terms of expenses by about \$36,670.32

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**RMHA**  
**Cable Committee Report**

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## Cable Committee Report – June, 2021

We surveyed all homeowners concerning their service needs and satisfaction with the present carrier. Survey results are in, but we will be keeping them quiet so as not to tip our hand to our current provider in any upcoming negotiations. The results will be made public as soon as it makes sense to do so.

We have dismissed the notion of a dramatic change in technology – from wired to wireless. A couple of members of the committee have in-depth perspectives on the likely viability of 5G cellular technology and LEO [low earth orbit] satellite arrays to provide suitable internet connections over the air. These technologies are just not ready. A paper is attached to this with some of their thinking.

We have prepared an RFP [with input from the survey] which we will be forwarding to potential carriers: two fiber-to-the-home [FTTH] providers; the incumbent carrier, Spectrum; and a second fiber-coax hybrid provider, Comcast. Upon receipt of their responses, and in consideration of the responses in our survey, we will draw conclusions and begin negotiating with the selected vendor. We will likely NOT report the status of these efforts to entirety of the board but will communicate only through our liaison.

A few words about technology. The clear winner from a service and likely reliability perspective is FTTH, which offers blinding speed potential for both downloads and uploads and which is unaffected by electromagnetic interference such as from lightning. [Upload speeds have come into our consciousness with all the Zoom calls.] The hybrid service we have now will certainly be the most cost effective and can satisfy the needs of most of our homeowners. Were we to change to FTTH, we would need to run service to each house, with lawns being roughed up for the installation, and certainly some drama as irrigation lines will invariably get whacked. But at some point in the not so distant future, we will likely need to reckon with this, as home values will eventually depend to some small degree on the services we choose to provide.

Regarding consultants, the time to have engaged one has passed. Not having the approval of the board to proceed last month basically ends the consideration of getting some experienced help. We will simply do our best as a committee.

## WIRELESS ALTERNATIVES TO CABLE INTERNET AND TELEVISION – SITUATION ANALYSIS

This is to describe the current state of wireless technology as a possible replacement for the wired services that are now installed in Rosedale. The obvious benefit of wireless technology is that service can be installed in each home without the disruptions of putting cable infrastructure in place, which involves burying cables between service nodes and each customer's premises. Obviously, the act of burying cables carries the risk of interfering with existing infrastructure, such as power lines, sewer lines, irrigation pipes, gas pipes, and the like. Severing any one such line can be dramatic.

The most obvious wireless alternative to wired service is cellular technology. The cellular industry is presently undergoing a gradual transition from 4<sup>th</sup> generations wireless [and its long-term evolution of services, or LTE] to 5<sup>th</sup> generation infrastructure – 5G. Is this a viable alternative to wired solutions?

At present, 5G is not widely deployed and is an emerging, and evolving, technology. Furthermore, 5G relies on arrays of mini cells, which would require some infrastructure here in Rosedale. And, where it has been installed – notable by T-Mobile – service has been limited to internet speeds of 20Mbps [down] with poor [50 – 60 ms] latency. In short, the service is not a viable replacement to wired technology at this point in its evolution. So, will it be viable in a few years?

The answer to that is likely no. Because the service will be interacting with, ultimately, a wide range of wireless appliances – the IOT - each using a bit of bandwidth, and with an upper physical limit on bandwidth by virtue of the spectrum assigned to 5G, the high bandwidth requirements of cable TV and internet are beyond 5G's likely capabilities.

Other wireless technologies are emerging, chief among them Low Earth Orbit [LEO] satellite arrays [typically compose of several hundred coordinated satellites] that can begin to offer services akin to wired providers. Here also the technology is just not ready for prime time. In several years, it will warrant another look.

In conclusion, it seems that we will need to rely on a wired infrastructure – Fiber to the Home or Hybrid Fiber-Coax – for our internet and TV.

JML 5/26/21

[This is all based on inputs from Sandel Blackwell and Enrique Mertins, both well versed in these technologies. This is simply a summation of their perspectives. Any errors in this portrayal are mine.]

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**RMHA**  
**Roads Committee Report**

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## Roads Committee Report June 2021

### Recommendations

Approve 3 month speed enforcement program with funding (max \$2400 from Roads budget item 2049 for 1st 3 months). Reassess after 3 months with expectation to continue...perhaps at reduced frequency.

Board decision/motion on use of maintenance or reserve funds (max \$5,000) to continue sign replacement/refurbishment work beyond current budgeted items.

### Task 20-02 Speed Mitigation

The replacement mini-speed humps for the entrance to the clubhouse parking lot have been delivered. An email notice will be sent to the community once an install date is set with the vendor. A refund (\$4,013.58 to budget 2049) for the previous order has been received by RPM.

The following speed enforcement program is being recommended for the dual purpose of speed mitigation and Fire Marshal data generation.

#### 2021 Speed Enforcement Program

1) Contract with Allied to monitor speeding within Rosedale. Allied to provide data to the Master HOA board for assessment of fines/gate restrictions (via Compliance Committee?) per schedule below.

- 1st violation: \$50
- 2nd violation: \$100 and 2 week Barcode suspension
- 3rd and subsequent violations (w/in 1 year): \$200 and 1 month Barcode suspension
- Only speeds in excess of 30mph will be considered violations

2) Random monitoring 4-5 hours/week typically between ~6AM - 10AM, ~11PM - 3PM, and/or ~3PM - 6PM.

3) Random locations but primary focus on the following trouble spots.

- Tobermory between Eastwood and Malachite
- Marbella between Royal Dornoch and Carnoustie
- 88th St E between 51st Terrace E and 54th St. E
- 52nd Ave E between 88th St E and entrance to the clubhouse
- Royal Dornoch and Eastwood (both streets)

4) Email blast to all residents prior to implementing (rationale and fee schedule only).

5) Estimated cost: max \$2,400 for 1<sup>st</sup> 3 months.

### Task 20-05 Sidewalk Repair

Phase 2/3 vendor selection is complete. A contract has been agreed to and has been signed. Yoder Concrete will replace 109 sidewalk panels and 9 crossings beginning in July. The contract will not exceed \$47,500 (\$4,500 under budget).

### **Various Tasks related to Monuments**

Vendor discussions in process re Baltry Ct. wall, etc. pressure washing.

Vendor discussions on 44<sup>th</sup> St Rosedale monument repair (~\$20,000) on hold unless we can indicate a commitment to fund in 2021.

### **Various Tasks related to Signs**

Vendor production on the following prioritized signs has begun, however, some delays are expected due to materials supply issues. These items will consume most of the 2021 sign budget (item 2047).

1. Two stop signs where 53<sup>rd</sup> Place meets 88<sup>th</sup> East before ending at 54<sup>th</sup> are on steel fence posts. We want to replace those steel fence posts with two Rosedale posts that we have repurposed from other areas. We have the posts. Signs have already been replaced.
2. Replace missing sign at Loch Lomond/Royal Dornoch
3. Replace missing sign at Royal Dornoch/Marbella
4. Faded Stop Sign (South facing on 87th St E @ 54th Ave, E)
5. Faded Stop Sign (South facing on 88th St E @ 52nd Ave, E)
6. Faded Stop Sign (South facing on 96th St E @ 53rd Drive E, E)
7. Faded Stop Sign (South facing on 97th St E @ 51st Terrace E)
8. Chipped Speed Limit sign (8759 52nd Ave. E)
9. Chipped Post (Pedestrian Crossing sign on Tobermory)
10. New Cross Traffic Does Not Stop sign (54th Drive E @ 87th St. E)

Per the board request, we are assessing sign needs more broadly. In addition to the budgeted items above, there are, at least, 10 faded stop or street signs (in Legacy and Highlands) in need of cleaning or replacement (lowest cost viable option). This does not include any signs that may be damaged (by wind, vehicles, mowers, etc.) later in 2021. We propose the allocation of an additional \$5,000 (maintenance budget or reserves) to be judiciously used throughout 2021 (not all at once) for this purpose.

### **88<sup>th</sup> St E Drain**

The asphalt near the open throated drain at 5249 88<sup>th</sup> St E is cracked and sinking. The area has been barricaded and we are working with the Stormwater Committee to have engineers and contractors assess/make recommendations ASAP on how to address. Repeat issue from 2018?

Jim Biddlecome, Kevin Chase, Brian Henry, Bill Prater, Tom Tangney

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**RMHA**

**Stormwater Committee Report**

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# Stormwater Management Committee Report, June 2021

## Items Requiring Board Action

1. Consideration of up to \$20,000 in matching funds for removal of invasives to match recently received \$10,000 grant approved by Manatee County.
2. Consideration of comments received on draft pond management recommendations.

## List of Projects Completed Since Last BOD Meeting

1. **Swales.** Work is continuing on swale re-construction with good progress being made. However, progress on several Cannon Homes on Tobermory seems to be a problem. Several homeowners have now chosen at their own expense to hire an engineer to design an underground drainage system. SWFWMD has approved this design.
2. **Pond 10 Legacy.** Hyatt Survey has completed the property line boundary survey for homes along Pond 10 to define limits of rip rap work. A meeting with CH6 is scheduled for June 9th. Aquagenix has stated they expect rip rap installation to begin after the meeting with CH6 around the last week in June.
3. **SWFWMD Violation Notice.** Work continues on correction of the missing swales in the Links as described above. SWFWMD has yet to respond to a request for a time extension for both the swale and Pond 5 issues but ongoing communications with SWFWMD indicate this will be forthcoming and there is no issue at present.
4. **Removal of Invasive Plants.** The grant request filed with Manatee County for matching funds up to \$10,000 for removal of invasive species in 2021 has been approved. The Committee recommended approval of the Aquagenix proposal at its April 15, 2021 meeting. Depending on RMHOA decisions the scope of work may need to be somewhat reduced or could proceed as proposed. The Board deferred action on this, and the Committee will present it for the Board's consideration at its September meeting.
5. **Pond 5 Links (Dry Pond).** Pond was mowed on May 28<sup>th</sup>, just before recent rains started.

## List of Projects Currently Underway and Status

1. **Stormwater Inlet Modifications.** It has been difficult to obtain proposals from contractors to install the open throat drains. Rosedale has two types of stormwater inlets to receive street runoff. The older style found in Legacy is a v-shaped grate. The newer type is an open throat grate found in portions of Legacy and all of the Highlands and Links. The v-grate has a tendency to be blocked by vegetation leading to flooding during intense rain events. Original v-grate and catch basin details were forwarded to the engineer and he completed an open throat design modification that was sent out for bid. However no bids have been received yet.
2. **Tobermory Bridge.** Landscaping work beyond sodding has been completed.
3. **Pond 5 Links Citation.** FGE, our geotechnical firm, completed installation of piezometers in the Links and has begun data collection on groundwater levels. The piezometers are the

white pipes sticking out of the ground. Hyatt Survey has surveyed the elevations of the piezometers for data collection. The initial observations showed Pond 5 as dry as it has been in several years and groundwater levels below Pond 5 bottom most likely due to the extended period of below normal rainfall at Rosedale. This is not expected to continue.

4. **Pond 10 Legacy Issues.** Information has been received that CH6 is contemplating some engineering work to install a float valve on the reclaimed water received from Manatee County. The SWC is hoping to initiate a broader discussion of reclaimed water management with CH6 in the near future.
5. **Community Wide Pond Management.** The Board approved distribution community wide for comment. Comments have been collected for Board and Stormwater Committee consideration and are being reviewed.
6. **Pond Plantings.** A potential free source of wetland plants is being investigated based on an email from the UF-Extension. A meeting has been scheduled for June 18<sup>th</sup> with the grant provider.
7. **Invasive Species Removal Grant.** A grant for up to \$10,000 for invasive species removal was approved by Manatee County.
8. **Shoreline Erosion at 5203 96<sup>th</sup> Street.** This issue has been deferred to a future year since adequate funding is not available.
9. **Links Drainage Issues.** Items 1-3 below are examples of continuing drainage issues within common areas in the Links. FGE groundwater data collection beyond Pond 5 will help to define the water table in the Links. There is concern that high water table is preventing these common areas from draining. Monitoring wells will be placed in the various common areas to record water table. Monitoring of pond levels also will be undertaken. Analysis of these data will be a first step toward a solution to the Links drainage problems.
10. **Property Management Services for Storm Water Management.** The Committee will interview Schappacher Engineering to determine if they would be a good fit to manage storm water projects for the community. They would function as the go-to organization for managing projects and seeking bids and services, working closely with RPM.
11. **Bubbler Box Behind 4852 Tobermory.** The grate for this box is missing. Teal will clear out vegetation and debris so box measurement can be taken and then a new grate will be ordered.
12. **Legacy Section SWFWMD Permit Review.** Engineer completed review and identified several minor repairs that are necessary for permit renewal. Those repairs will be undertaken shortly.

#### New Projects

1. Doon Valley common area drainage issue.
2. Eastwood Park drainage issue.
3. Pond 7 common area drainage issue.
4. Drainage near the main entrance to Rosedale.

## LANDSCAPE AND IRRIGATION COMMITTEE REPORT

### MASTER BOARD MEETING

June 10, 2021

The Landscape & Irrigation Committee would like to respectfully submit a request for the following:

- |  |                    |          |
|--|--------------------|----------|
| 1. Pines - removal of 4 dead pines and trimming of 10 Oaks, stump grinding | Budget item # 2073 | \$2,880  |
| 2. Palm Tree Trimming for 2021   | Budget Item # 2072 | \$12,725 |
| 3. Flower Pot Annuals  | Budget Item # 2075 | \$124.77 |

Item 1 Notes: This is for removal of 4 dead pines and trimming of 10 Oaks. If approved this work will commence on June 2. This proposal is \$2280 and there is funding in the current budget in the line items of Tree Trimming and Tree Removal to cover this proposal. We also procured a bid from Terry's Tree Service for this work that came in higher. We chose Clean Cut because of the price and the fact that they have been doing work in Rosedale for many years.

Item 2 Notes: These two estimates are for annual trimming of the Palm trees throughout Rosedale. If approved this work will commence on October 18 (about a year from last year's annual trimming). Clean Cut was chosen because they have had the contract to trim the community's Palms for many years, have competitive pricing and have a good working relationship with Lakewood Ranch High School that allows us access to their property to trim the Palms along the wall in the Highlands. (The equipment necessary to trim these palms is too large to go behind those houses so we trim from the opposite side of the wall). The two bids amount to \$12,725. There is funding available in the Tree Trimming line item of the budget to cover this expense.

### Baltry Court Common Ground

Note: Baltry Court Common Ground is one of top concerns for Rosedale. Complaints received from homeowners show the need for repair of this area. The committee had requested this be addressed in early 2021 and it was decided by the board to table discussion and action until the last home was completed. The new homeowners have taken possession of the last property.

The Common area was formerly used by Lennar and Ashton Woods as a staging and dumping lot for materials used in the building of homes for Marbella and Baltry Ct. There was irrigation on this property at the time of Ashton Woods building the home adjacent to it. This is the time the irrigation was destroyed. It was working before the building of the Ashton Woods home. Lennar had been previously using the ground for staging of materials. There are irrigations lines sticking out of the ground to prove this had irrigation.

The property is unlevel with dead sod (see picture) as well as potholes and not being graded. Campers, cars, and trucks have been parking on the property. Pat Hogan has allowed us to use construction horses from the supply from the models to keep parkers off until this can be resolved.

It should be noted that there is a swale that runs between Marbella and Baltry that will be of concern when getting the correct pitch and grade for the lot.

Proposals are being developed for grading, irrigation, sod, and plantings. The committee will report to the board as soon as the proposals are completed.

Cheryl Smith  
4512 Baitry Ct  
Bradenton, FL 34211  
937-266-6404

Pots / Annuals

Give us feedback @ survey.walmart.com  
Thank you! ID #: 70C3CB200NQ6

**Walmart**

941-799-5538 Mgr: SALWA  
5810 RANCH LAKE BLVD  
BRADENTON, FL 34202

ST# 0572 / OP# 009054 TE# 54 TR# 08210  
FOLIAGE 002253250254 11.84 X  
FOLIAGE 002253250254 11.84 X  
FUN POPS 007104116836 F 2.68 X  
ANNUAL 073998345044 1.24 X  
ANNUAL 073998345044 1.24 X  
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SUBTOTAL 38.76

TAX 1 7.000 % 2.72

TOTAL 41.48

MCARD TEND 41.48

CAPITAL ONE \*\*\*\*\* 5699 I 1

APPROVAL # 07344P

REF # 1042000314

AID A0000000041010

AAC 1AEBDF7B8ECD03C9

TERMINAL # SC011605

05/24/21 19:49:16

CHANGE DUE 0.00

# ITEMS SOLD 13

TC# 3302 2302 8572 8033 527



05/24/21 19:49:16

\*\*\*CUSTOMER COPY\*\*\*

Total 38.80

Pots / Annuals



LOWE'S HOME CENTERS, LLC

7395 52ND PLACE EAST

BRADENTON, FL 34203 (941) 756-1822

- SALE -

SALES#: S077211B2 3295961 TRANS#: 23891124 05-24-21

758140 1.50-GAL CATHARANTHUS PRE 14.98  
3209678 1.25-PT ANNUAL ASST 9.92  
4 @ 2.48  
588558 1.00-QT PETCHOA H 10.96  
2 @ 5.48  
411892 6-PACK W/HOL COLEUS 9.98  
1156692 1.00-GAL CANNA CANOVA RED 19.96  
2 @ 9.98  
507065 1.41-QT BROMELIAD PINK 13.98

SUBTOTAL: 79.78

TAX: 5.59

INVOICE 19187 TOTAL: 85.37

H/C: 85.37

+ 38.80

H/C: XXXXXXXXXXXX5699 AMOUNT: 85.37 AUTHCD: 07087P

CHIP REFID: 077219048069 05/24/21 17:18:15

APL: CAPITAL ONE TVR: 000008000

AID: A0000000041010 TSI: E800

SYDNE: 772 TERMINAL: 19 05/24/21 17:18:44

# OF ITEMS PURCHASED: 11

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

TOTAL 124.17

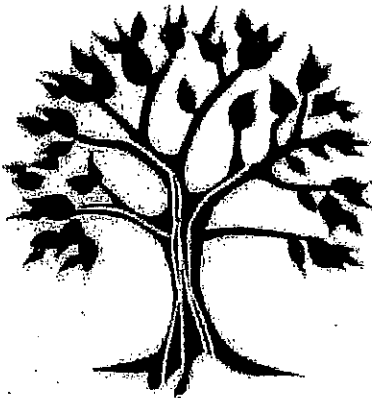


THANK YOU FOR SHOPPING LOWE'S.  
FOR DETAILS ON OUR RETURN POLICY, VISIT:

LOWES.COM/RETURNS

THE





CLEAN CUT TREE SERV., INC.  
820 FOREST STREET  
NOKOMIS, FL 34275

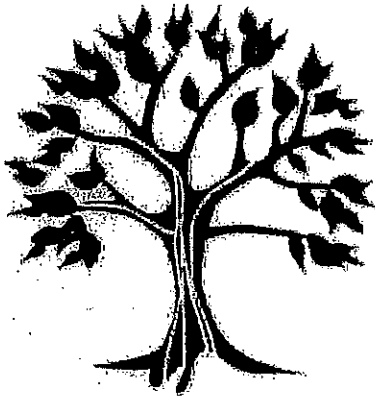
941-485-1400

## Estimate

DATE	ESTIMATE #
5/26/2021	3456
P.O. NUMBER	
ROSEDALE M	

BILL TO
ROSEDALE MASTERS ASSOCIATION RESOURCE PROPERTY MANAGEMENT 2025 LAKEWOOD RANCH BLVD SUITE 203 BRADENTON, FL 34211 RONDA 348-2912X2307 RVeughn@resourcepropertymgmt.com

DESCRIPTION	QTY	RATE	AMOUNT
ROSEDALE MASTERS ASSOCIATION: THE LINKS			0.00
CONNIE 561-420-9404 cpcjle@mindspring.com			0.00
ESTIMATE			0.00
ENTRANCE SIDE OFF 44TH AVE: TRIM 1 SYLVESTER PALM	1	55.00	55.00
TRIM 2 QUEEN PALMS	2	20.00	40.00
BEHIND GATE HOUSE TRIM 1 PALM	1	20.00	20.00
CENTER ISLAND AT 44TH AVE: TRIM 3 QUEEN PALMS	3	20.00	60.00
EXIT SIDE OFF 44TH AVE: TRIM 1 SYLVESTER PALM	1	55.00	55.00
TRIM 2 QUEEN PALMS	2	20.00	40.00
LITTLE PARK ON TOBERMORY BESIDE 4732: TRIM 8 SABAL PALMS	8	20.00	160.00
TOBERMORY ROUNDABOUT: TRIM 2 SABAL PALMS	20	20.00	400.00
4810 ADJACENT TO ROUNDABOUT ON TOBERMORY WAY: TRIM 3 QUEEN PALMS	3	20.00	60.00
9929 CARNOUSTE ADJACENT TO ROUNDABOUT: TRIM 2 QUEEN PALMS	2	20.00	40.00
4852 ROYAL DORNOCK BACK: TRIM 10 SABAL PALMS	10	20.00	200.00
MALACHITE DR NEAR GATE: TRIM 11 SABAL PALMS	11	20.00	220.00
MALACHITE DR. FROM ENTRANCE TO LINKS FROM HIGHLANDS	14	20.00	280.00
ALONG WALL: TRIM 14 QUEEN PALMS			
TRIM 2 SYLVESTER PALMS	2	55.00	110.00
MALACHITE ISLAND: TRIM 1 SYLVESTER PALM	1	55.00	55.00
MALACHITE DR FROM GATE TO ENTRANCE TO LINKS: TRIM 11 QUEEN PALMS ALONG ROAD	11	20.00	220.00
BACK OF HOMES ALONG ROSEDALE WALL (MR. HUNT): TRIM 7 QUEEN PALMS	7	20.00	140.00
WALL FROM MR. HUNTS HOME TO LINKS ENTRANCE: TRIM 62 QUEEN PALMS	62	20.00	1,240.00



CLEAN CUT TREE SERV., INC.  
820 FOREST STREET  
NOKOMIS, FL 34275

941-485-1400

## Estimate

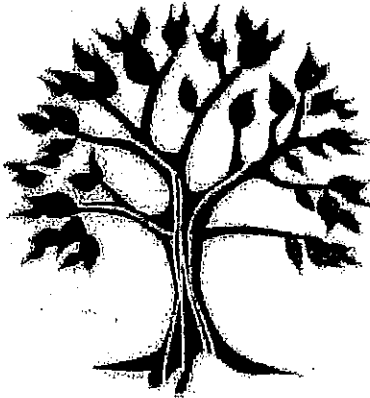
DATE	ESTIMATE #
6/2/2021	3478
P.O. NUMBER	
ROSEDALE MST	

### BILL TO

ROSEDALE MASTERS ASSOCIATION  
RESOURCE PROPERTY MANAGEMENT  
2025 LAKEWOOD RANCH BLVD SUITE 203  
BRADENTON, FL 34211  
RONDA 348-2912X2307 RVeughn@resourcepropertymgmt.com

DESCRIPTION	QTY	RATE	AMOUNT
ROSEDALE MASTER ASSOCIATION-COMMONS			0.00
CONNIE			0.00
561-420-9404    cpcjlc@mindspring.com			0.00
ESTIMATE			0.00
ENTRANCE AT 70 WEST SIDE: REMOVE LARGE DEAD PINE			800.00
NO STUMP GRINDING			0.00
54TH WAY, OUTSIDE GATE BEHIND FENCE: REMOVE DEAD PINE			450.00
GRIND STUMP			50.00
INSIDE GATE WEST SIDE: REMOVE 2 DEAD PINES			600.00
NO STUMP GRINDING			0.00
BY MAINTENANCE BARN: 8 OAKS-RAISE CANOPIES (STREET SIDE ONLY)			240.00
54TH AVE CIR LAKESIDE: 2 OAKS-RAISE CANOPIES (STREET SIDE ONLY)			140.00
IF THIS ESTIMATE MEETS WITH YOUR APPROVAL, CALL THE OFFICE TO SET UP YOUR WORK DAY!	<b>Total</b>		2,280.00

P18



CLEAN CUT TREE SERV., INC.  
820 FOREST STREET  
NOKOMIS, FL 34275

941-485-1400

## Estimate

DATE	ESTIMATE #
5/26/2021	3456
P.O. NUMBER	
ROSEDALE M	

### BILL TO

ROSEDALE MASTERS ASSOCIATION  
RESOURCE PROPERTY MANAGEMENT  
2025 LAKEWOOD RANCH BLVD SUITE 203  
BRADENTON, FL 34211  
RONDA 348-2912X2307 RVeughn@resourcepropertymgmt.com

DESCRIPTION	QTY	RATE	AMOUNT
SOCCER FIELD SIDE OF THE WALL: TRIM 139 QUEEN PALMS	139	20.00	2,780.00
ALONG WAL AT BACK OF HOMES ON 97TH ST CIRCLE E IN	44	20.00	880.00
HIGHLANDS: TRIM 44 QUEEN PALMS			
IF THIS ESTIMATE MEETS WITH YOUR APPROVAL, CALL THE OFFICE TO SET UP YOUR WORK DAY!			
<b>Total</b>			7,055.00

Lawnscapc Holding, LLC  
dba **Teal Lawn**  
4242 GYPSY Sarasota, FL 34233  
941.320.8545. [Teallawn@yahoo.com](mailto:Teallawn@yahoo.com)

**LANDSCAPE WORK @COMMON EMPTY LOT ON BALTRY CT**

**1) IRRIGATION INSTALLED**

**PARTS**

**1- HUNTER NODE 2-STATION**

**2- RAINBIRD 100 PESB-1" VALVE**

**14- PGP 4" GEAR DRIVES ROTORS**

**3- RAIN BIRD BUBBLERS ON 1/2" FLEX PIPE**

**200' OF DRIP PIPE**

**LABOR FOR INSTALLED**

**COST \$2895.00**

**Thank you for your interest in Teal Lawn**

**Mark Dover**  
**General Manager**  
**[Teallawn@yahoo.com](mailto:Teallawn@yahoo.com)**  
**941-320-8545**

**LANDSCAPE/IRRIGATION STATUS**  
**06/1/21**

BID SUBMIT	PROJECTS	APPROVAL DATE	Complete Date	NOTES	Cost
	Baltry Park Project – June 2021	See Note			
06/2021	Removal of 4 Pines and trimming of 10 Oaks & grinding of stumps	Budget # 2072		Clean Cut	\$2280
	Palm Trimming for Rosedale	Budget # 2073		Clean Cut	\$12,725
06/2021	Annual for Pots @ Guard house	Budget # 2075	05/2021	Cheryl Smith	\$124.77
05/2021	Summer Annuals throughout Rosedale	05/2021 Budget # 2075	05/2021	Teal Landscaping	\$3168
05/2021	Trimming 30' Viburnum to 8 ft at 88 <sup>th</sup> and 51 <sup>st</sup> and 88 <sup>th</sup> Street East	05/2021		Terry's Tree Service Items 3 & 4 Only on Proposal	\$1650
05/2021	Completion of mapping efforts for irrigation valves.	05/2021		Teal/IDA	\$1500
04/2021	Tobermory & Williams Creek Bridge Plantings & Irrigation clock	04/2021	05/2021	Teal Proposal	\$1360
03/2021	51 <sup>st</sup> & 88 <sup>th</sup> @ Highlands entrance, Replace old and dying plantings. Rework irrigation (Some of landscape was damaged from power washing)	04/2021	05/2021	Teal Proposal	\$3880
03/2021	Malachite, Add hedge and irrigation to those coming from the Highlands exit to entrance to Links	03/2021	03/2021	Teal Proposal	\$4400
03/2021	52nd Dr. E. & 88 <sup>th</sup> Plant replacement	03/2021	03/2021	Teal Proposal	\$1020
03/2021	Coco mulch to bed at entrance to Dog Park	04/2021	042021	Teal Proposal	\$385
01/2021	Boulevard Oak Trees 1)To be completed as the Eagles leave	03/2021	06/2021	Terrys Trees	\$2750
	2)87 <sup>th</sup> East to stop sign at 54 <sup>th</sup>	03/2021	03/2021		\$2750
	3)88 <sup>th</sup> St East to N. Bridge	03/2021	03/2021		\$2000

Note: Baltry Court Common Ground is one of top concerns for Rosedale. Complaints received from homeowners show the need for repair of this area. The committee had requested this be addressed in early 2021 and it was decided by the board to table discussion and action until

**LANDSCAPE/IRRIGATION STATUS**  
**06/1/21**

**PENDING PROJECTS**

<b>BID SUBMIT</b>	<b>PROJECTS</b>	<b>APPROVAL DATE</b>	<b>Completed Date</b>	<b>NOTES</b>	<b>Cost</b>
	Replace Pittosporum at the corner of 87 <sup>th</sup> St E @ 54 <sup>th</sup> Ave Circle E Westbury and Main Blvd which are over 20 years old replacement plants needed			Need Teal Proposal 2022 1 year plan	\$1530
	Oak trees throughout Rosedale need trimming that is long overdue			Multi-year project	Budget Planning
	Dying oleander removal At Links/Highlands passage			Need bid	
	Green Island Ficus Eaten away by rabbits in Victoria Ct Island		On Hold	Local HOA Pres is working with Teal	
	70 <sup>th</sup> Street Entrance Beautification		5 year plan	Teal	Getting Proposal
	Baltry Court Mailbox area in need of trees			2022 Plan	
	54 <sup>th</sup> & 88 <sup>th</sup> St (Westbury) irrigation, sod, and plant replacement			Need bid	
	87 <sup>th</sup> at Clubview Crossing resod around Circle Island			Need bid	
	Area on right side exiting 70 <sup>th</sup> Street Guard house after irrigation is located			Teal	
	Area in back of the 70 <sup>th</sup> Street and 44 <sup>th</sup> Street guard houses is in need of plant refurbishing				

## LANDSCAPE/IRRIGATION STATUS

06/1/21

the last home was completed. The new homeowners have taken possession of the last property.

The Common area was formerly used by Lennar and Ashton Woods as a staging and dumping lot for materials used in the building of homes for Marbella and Baltry Ct. There was irrigation on this property at the time of Ashton Woods building the home adjacent to it. This is the time the irrigation was destroyed. It was working before the building of the Ashton Woods home. Lennar had been previously using the ground for staging of materials. There are irrigations lines sticking out of the ground to prove this had irrigation.

The property is unlevel with dead sod (see picture) as well as potholes and not being graded. Campers, cars, and trucks have been parking on the property. Pat Hogan has allowed us to use construction horses from the supply from the models to keep parkers off until this can be resolved.

It should be noted that there is a swale that runs between Marbella and Baltry that will be of concern when getting the correct pitch and grade for the lot.

Proposals are being developed for grading, irrigation, sod, and plantings. The committee will report to the board as soon as the proposals are completed.

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**RMHA**  
**Community Access Committee**  
**Report**

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To: Rosedale Master Homeowners Board of Directors  
From: Community Access Committee,  
Bob Young (Chair) and Bob Eisenbeis (Liaison)  
Subject: Gate Attendant Pay Issues  
Date: June 10, 2021

As you may remember, we authorized an increase in pay to be based upon performance for the gate attendants that was included a raise for the supervisor to \$19 per hour and \$13 per hour for all others in the 2021 budget. The increases were to be administered according to merit.

Since then, and coming out of the Pandemic, it has become more and more difficult to keep qualified employees. We don't know at this point whether and how much we might need to increase pay, but wanted to alert the Board to this pending issue. We previously circulated to the Board a pay analysis provided to us by AlliedUniversal, and we do have the flexibility to raise the pay is needed already incorporated into the 2021 budget.

In addition, we want the Board to know that we are in the process of replacing two more cameras that have not been functioning properly and with sufficient clarity. That should upgrade all our existing camera equipment.

Finally, we will be replacing one of the gate arm mechanism which is failing.

Both equipment updates/replacements should be implemented the week of June 7.

**Rosedale Master Homeowners Association  
Communications Committee Report – June 9, 2021**

A few items.

The committee conducted a survey of all homeowners at the request and direction of the Cable Committee. The results have been summarized and sent to all Cable Committee Members.

We continue to respond to requests through the website's "Contact Us" portal. All inquiries are answered immediately or are forwarded to the appropriate MHOA individual or committee. A log of all inquiries is maintained.

Email addresses for board members have been confirmed under a slightly different arrangement with our service provider. We are in the process of assigning email addresses to all appropriate committees, so that responses to committee members are through MHOA links rather than personal emails. The addresses will be "permanent" and will transfer to new committee members as required.

There have been some issues with board members and the new email arrangement. We offer this advice: We on the communications committee are not technical support. That support comes with our contract with the service provider. Should any user require assistance, instructions are on page 2 of this document.

On emails sent to the entire community, such as to announce Board Meetings and the like, there have been some "soft bounces" of messages sent to certain email addresses. We continue to work this, but have determined that by scheduling deliveries at 3:00AM this problem is significantly reduced.

Jim Lamy

Chair, Communications and Web Site Committee

## ***Managing your Board of Directors Email Account***

### ***Logging into your Email Account***

To log into your online @rosedalehc.org email account, entered <https://ecngx235.inmotionhosting.com:2096/> into your browser. Then enter your email address and password.

### ***Need help with your email?***

If you need help with your email, please contact inMotion technical support. For inMotion Tech Support, please call 888-321-4678. You will need to provide them with the account name (**rosedalehc.org**) and a passphrase {"**mycatfliesupsidedown**"} and your individual email address. I am told that the average wait time on these calls is about 10 minutes but afternoons, including Sunday, are not as busy.

### ***Configuring an Email Application***

If you wish to use a mail app such as Outlook you must setup configuration setting to tell your computer where to find the email account. For those familiar with these settings, you can use the following information to configure your email client:

Incoming Server: secure235.inmotionhosting.com

IMAP Port: 993 POP3 Port: 995

Outgoing Server: secure235.inmotionhosting.com

SMTP Port: 465

## Compliance Committee report

June 8, 2021

The topics for discussion were:

1. Communication to the community
2. Documentation of process

1. As mentioned in last month's minutes the committee reviewed and edited the texts of a number of single-topic notices to be sent to the community. The committee has asked the Communication committee to distribute these notices and to establish a "Frequently Asked Questions" section of the website into which these notices can be placed.

The following topics have been sent to the Communications committee:

- A Compliance Primer
- General appearance
- Lights, lampposts and garage lights
- Vehicles: Blocking Sidewalks and Parking
- Pets
- Garbage Cans and Recycling containers

The following notices have been drafted and remain to be vetted and distributed:

- Landscaping and screening
- Driveways, including painting
- Flags and banners
- Garage Doors
- Roofs: cleaning and replacing
- Sports Equipment
- Yard Ornaments

Suggestions are welcome.

The committee members reaffirmed that the compliance committee is not a "policing" force. The notices being distributed will contain the compliance process initiated when a violation notice is received. The committee also reaffirmed that local HOAs have a role to play in the compliance process.

We will be asking the local associations to provide us with a local Compliance contact that can be contacted if there is an issue they can help resolve.

Compliance Committee reporting to the community can raise awareness of compliance concerns and educate the community as to content and implications of the Rosedale CC&Rs.

Compliance actions this month have involved:

- **Cars blocking sidewalks**
- **Outside lights**
- **Roof cleaning**