

**From:** Ed <bodmazer@rosedalemhoa.com>  
**Sent:** Monday, March 24, 2025 10:35 AM  
**To:** bodmazer@rosedalemhoa.com  
**Subject:** Recap of Rosedale Master HOA Zoom Board Meeting - 3/20/25



**Rosedale Master Homeowners Association**

[www.rosedalemasterhoa.com](http://www.rosedalemasterhoa.com)

## **Recap of Rosedale Master HOA Board Meeting**

**March 20, 2025 – via Zoom**

*(Link to view Annual Meeting on-line at the end of this email)*

This is a recap of the March Rosedale Master Homeowner’s Association Board meeting held Thursday March 20, 2025 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. Additional information can be found by viewing the committee reports found on the Rosedale Homeowner’s website.

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With a quorum present, the regular monthly board meeting was called to order by President Peter Ingrassia at 2:01 pm. Notice was posted in accordance with Florida State Statute 720. Including board members and Resource Property Management, 24 people were in attendance.

**Directors Present:** President – Peter Ingrassia, Vice-President - Sigrid Seymour, Treasurer - Brian Fischer, and Directors Ed Mazer, Scott Boyd and Rich Toscano.

**Approval of BoD Meeting Minutes February 20, 2025:** Scott made a motion to approve the February 20, 2025 minutes. Rich seconded the motion. All in favor; motion carried.

**Approval of BoD Meeting Minutes March 3, 2025:** Sigrid motioned, Ed seconded the motion. All in favor, motion carried.

**President’s Report – given by Peter Ingrassia:**

1. The Annual Member's meeting will be held on March 24 at Bayside Church. Same location as last year. If you have not yet completed your proxy please do so and either drop off at the gate houses or at the RPM office.
2. As a reminder, there is one CCR amendment the Board submitted for resident review. The CCR amendment submitted regards the payment of assessments. This proposed CCR change would provide all members with 30 days to pay an assessment before a late charge would be assessed. The Board encourages the members to vote in favor of this amendment.
3. Just a couple updates on activities at 44<sup>th</sup>.
- 4.
5.
  - a. If you've gone out that exit in the last week or so, you will see much of the landscaping and trees have been removed in the center island. This was done to facilitate the construction needed to install the stop lights at the intersection.
  - b. The fence project north of the pond that abuts the homes on Marbella is underway. The vendor has received partial payment per agreement and is in the process of preparing for the fence to be installed in the coming weeks. We are trying to get many of these projects completed before rainy season begins.
  - c. The temporary fence bordering the backyards on Baltry has been installed to help keep out any curious passers-by who may be wandering there to see what is going on. Once the county stops using the swale back there for drainage, we'll then plant several plants that will create a more permanent and natural looking

buffer.

- d. And the preparation for testing the remote manned gate concept continues. We are working with the attendants from Securitas with respect to camera placement, night time lighting, changing TV monitors, and in process of replacing cables at the Allbox (the call box in the guest lane at the North Gate) in preparation for a test.
  
5. We have recently received the 4<sup>th</sup> qtr Hotwire SLA and happy to report that all but one critical measure was not only exceeded but came in at 100%. One measure was missed by 2.8% regarding customer hold times exceeding 90 seconds. This occurred in October due to the unusual number of calls received in the days after Milton.
  
6. And I would be remiss in not recognizing both Sigrid and Scott for all of their efforts in serving on the Board. This is the last regular Board meeting for each but I'm happy to say that both will continue to be involved with us in various capacities going forward. So thank you Sig and Scott for your time, effort, and for being such great partners to work with.

### **Treasurer's Report – Brian Fischer:**

Brian reported that as of the end of February total assets were \$3,684,442.66 from which, Reserves were \$1,441,744.88. In review of our AR Aging report we have 50 units that have not paid their Annual Maintenance Fee leaving an outstanding balance due in the amount of \$92,120.35. Only two are from prior year and are currently with the Association Attorney for collection efforts.

Looking at live data as of the date of this report, 8 additional units have now paid with 42 that remain outstanding. This report has now been turned over to the BOD President to oversee application of late fees and collection efforts.

In review of our Income Statement, we are otherwise under budget on all major expense categories with the exception some holdover storm cleanup expense from last year. We are over budget in this category in the amount of ~ \$1,600.

We continue to work on the audit for FY 2024 and expect timely completion.

We are still working on the \$50,000 outstanding liability owed to reserves reflected on our balance sheet. As previously discussed, this dates back years, and the reserves are fully funded consistent with the recommended funding plan by Reserve Advisors. We continue to believe the outstanding liability has been paid over the years and an audit adjustment should be made. The auditor is reviewing with the tax department of her CPA firm and has asked that we await completion of the audit for her recommendations. This remains pending. We have discovered an insurance overpayment associated with last year's D&O Policy in the amount of \$2,942.13. This has been tracked down and addressed with the carrier. We anticipate receiving a full refund in the next week or so.

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## **Committee Reports:**

### **Infrastructure Committee – Tom Tangney reporting:**

Tom indicated we have a resident who would like to volunteer for the Infrastructure Committee. Peter made a motion to add Victor Becks to Committee, Rich seconded, motion passed unanimously.

Peter made a motion to approve up to \$6500.00 (max) from Reserve Fund 4.100 for final Payment for Sewer Inlets currently being installed on 52nd Street , Motion seconded by Sigrid.

Seth Wisner previously contacted RPM and asked to speak on this topic. Peter recognized Seth: Seth questioned why the board didn't authorize complete payment before completion to expedite completion of the project. Tom replied the contract specifies 50% with signing of contract 50% when project is completed and work is approved by the Committee.

Seth asked if "all four" of the storm drains on 52nd are being replaced. Confirmed by Tom.

Seth asked if any of the storm drains on 52nd Ave. East are going to be replaced. Tom noted that the calculations by the engineer documented that the drains on 52nd Ave. East are designed to handle 100 year flood event.

Treasurer Brian Fischer asked when to anticipate the need to release these funds for cash flow planning purposes.

With no more discussion, the motion passed unanimously.

Tom asked for a motion to approve \$2880.00 for pond inlet cleaning. Sigrid clarified Teal was the vendor to perform this work. Sigrid made the motion to approve, Rich 2nd. Motion was unanimously approved.

Tom outlined latest progress on plan to “mitigate, not eliminate” flooding on 88th street during up to 100 year flooding events. As a side note Debbie was a 100 year event dumping 21” of Rain in 24 hours. Ed clarified that the current plan involves pumping water, not piping water from ponds 9 & 10 to maintain water levels necessary to reduce flooding on 88th street. The committee and the board is working with CH6 to memorialize a formal agreement outlining the expectations of both Rosedale and CH6 to execute the flooding mitigation plan. Peter noted this plan has the approval of SWFMD.

Tom outlined scheduled major paving repairs on 88th, 51st Terrace and Eastwood. Discussion generally surrounded communication to the community on dates and time to avoid the area. Tom will work with Communications to provide as much detailed information as possible.

It was noted that the paving company requires a 150’ no parking zone on both ends of the construction site reserving the right to tow vehicles at the owner’s expense for encroachments into the 150’ no parking zone. As the vendor will not provide “no parking” signs in the area, the Infrastructure Committee with the help of the Master Association will attempt to make the no parking area well documented for residents in the area.

Brian specifically requested Infrastructure to provide Communications documented dates and times to avoid the area.

Report moved to scheduled dates for roof replacement for both gate houses. It was reported that during the re-roofing schedule the entrances will need to be closed. No access for residents, guests, or vendors.

There was much concern from the Board about this issue. Concerns listed below:

Rich: Trucks/Trailers (landscape vendors, deliveries etc.) turning around @ State Route 70 Gate.

Rich: If traffic backs up to State Route 70, the Sherriff will may demand the gate be opened. Some mechanism must be arranged to clearly document that the entranced is closed.

Ed commented that we need as many details in advance as possible to communicate to community.

Peter suggested for guests coming to golf, there would be a need for copies of maps directing golfers to the clubhouse from 44th street gate.

Scott suggested that the Club must inform golfers who arrange starting times on the dates of the closure that they MUST enter through the 44th street gate. Pro-active approach to vendor and guests of the Club is essential.

**ARC Committee – Peter Ingraffia reporting:**

Peter reported the committee met twice in February. No requests are under review or denied.

The committee discussed creating a requirement for residents to respond back to the ARC Committee for additional information. As the ARC has a requirement to review requests within 30 days, the ARC would like a similar requirement such that homeowners respond to ARC inquiries within 30 days so as not keep items in a pending status for a lengthy period of time. Scott suggested this be added to a CCR amendments going forward.

**Landscape Committee – Sigrid Seymour reporting:**

Sigrid reviewed a few items of note from committee report. She wanted to make the point for awareness that the clean up along 88<sup>th</sup> street is on-hold because of the eaglet's not yet leaving. We are required by state statute to not disturb nesting eagles unless there is a critical or urgent matter. Sigrid also stated that Brown's Tree Service is expected to perform palm tree trimming in the coming weeks.

**Community Access Committee – Rich Toscano reporting:**

In addition to the radar statistics identified in the committee report, Rich reported on a recent incident with a gate attendant at the 44<sup>th</sup> street entrance. Apparently, the attendant was sleeping when a guest was trying to enter which required the guest to contact the resident, and the resident then went to pick up the guest at the gate. The incident was reported to Securitas and this attendant is no longer servicing Rosedale.

**Communications Committee – Ed Mazer reporting:**

Ed reported a lighter business-as-usual month in February. The committee continues to respond to inquiries, and new homeowners were delivered

welcome packages.

In follow-up to last month's discussion about our e-mail service Ed reported that we have recently converted to our new service, Intermedia. All historical emails have been migrated to the new service, and at this point, it appears that all is working as it expected. The Board and Committees will now be on the new service and as with any new service, the more you use and explore, the more you'll learn.

### **Lighting Committee –**

Nothing new to report this month.

### **Community Standards and Practices – Ed Mazer reporting:**

Ed reported there was nothing new from a standards perspective but he did request that the committee review the compliance fining schedule to determine if there were items that needed updating. This schedule has not been reviewed for some time and it would be appropriate for the committee to review the compliance fines to determine if changes are warranted.

Ed also announced that he is resigning from the chair position but will still stay on the committee as a member. As a result, Ed motioned to make Scott Boyd the chair of the committee. There was some discussion on timing as the Board will need to review our committee structure for 2025. In any event, after the discussion, Rich seconded the motion and the motion was approved unanimously.

### **Insurance Report – Brian Fischer reporting**

Brian indicated there was nothing of note to report this month.

### **Compliance Committee – Fred Booth reporting:**

The committee reviewed the February speeding list received from the Access Committee. There were 12 residents with \$25 fines, and 4 residents with a \$100 fine.

Fred recommended the board assess the fines to the residents per the speed infraction guidelines. Peter moved to waive the reading of the names of the speed violators; however, addresses would be published in the official meeting minutes. Ed seconded. All in favor; motion carried. Peter moved to approve the committee's recommendation for the 12 individuals with a \$25 fine, the 4 individuals with a \$100 fine. Rich seconded. All in favor; motion carried.

There was also discussion regarding “others” speeding in the community, i.e. DoorDash, Uber, Lyft, etc. It is recognized that there are limitations to what the community can do to enforce speed limits on private roads without the authority to fine individuals outside of our community.

Fred reported on two homes that have failed to comply with notices for dirty roofs, and one for not replacing a “street tree” which is a requirement of Manatee County. After some discussion, Peter made a motion to fine the residents who have not complied with notices: Sigrid 2nd the motion. Scott said he would support the motion but only if the letter notifying the residents of the fines made it perfectly clear that pursuant to Florida Statute 720, the residents have the right to a hearing, and that if the non-compliance is remedied or scheduled to be remedied, the fines cannot be imposed. It was agreed that RPM would provide the board the opportunity to review the letter and provide modifications before the letter is sent. With that caveat, the motion passed unanimously. In addition, there were two other more current non-compliant homes that the committee recommended fining. Peter made a motion to fine these two homeowners, Brian seconded. Motion carried unanimously.

#### **44<sup>th</sup> Ave. and Lena Road Project Committee – Fred Booth reporting:**

Nothing new to report but the stop lights at our 44<sup>th</sup> entrance are in the process of being installed. So the efforts of the committee and the community to pressure the county to add signalized lights to our entrance was a success.

#### **Manager’s Report – Christine Farnham reporting:**

Written report as submitted.

Ed asked Christine for the Hotwire dedicated channel for residents to watch the annual meeting. He wants to do an email blast with that information. (Update: there is not a Hotwire channel for the meeting. But there is a link to access the meeting.)

Brian mentioned that Hotwire has added new channels to their line up and was wondering if something could be done to notify residents.

Christine mentioned that (3) residents who were late with their assessments were looking to have the late fee and interest waived because of extenuation circumstances.

Fine was for \$36.80 late fee. Late because resident had a heart attack and unfortunately passed away. Son was late making payment. Brian made a



motion to waive the late fee, 2nd by Peter. Unanimous.

\$87.46 late. Resident Paid assessment online in late December. Resident mistakenly paid the amount of 2024 assessment. Did not realize the assessments had increased by \$185.00. Late fee was assessed until the \$185.00 was paid. Peter made motion to waive fee, Scott 2nd. There was some discussion that this should not become routine, however the motion passed unanimously,

\$158.54 late fee. Resident paid 50% of assessment Jan. 20. Paid balance March 18<sup>th</sup>. Resident claimed hardship from storm clean up and some other factors. Peter made a motion to not waive the late fee. Sigrid 2nd. Motion passed with all in favor, but Scott abstained from voting.

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Having no other official Board business, Peter opened the meeting to general questions/comments from the attendees.

### **Questions/Comments from Residents**

Susan Hetzler: Asked what late fee is charged for past assessments as she is wrestling with collections in her local HOA. She mentioned she thought the maximum fine allowable under current by-laws of \$20,000.00 was excessive.

She mentioned she appreciated Christine's new ARC and Compliance reports during the manager's report.

Requested the HOA ask CH6 to wash the roof of the clubhouse and pool area. Peter mentioned he would send the request along to Stewart (club manager).

David Kuchinski: David commented on the 88th street flood mitigation plan. Noted that after spending quite a lot of money on engineering studies, that the solution is something that CH6 did in the past, but then stopped. Dave noted that as a memorandum of understanding is developed between CH6 and Rosedale HOA, that the HOA review the impact of the covenants running with the land adopted in January of 2010 has on the new agreement.

With no other business, Ed made a motion to adjourn 2nd by Sigrid. The meeting was adjourned @ 4:20 PM

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***Reminder***  
**Rosedale Master Homeowners Annual Meeting**  
**On Monday, March 24th 2025,**  
**Meeting Starts at 6 pm - doors open at 5**

## Bayside Community Church

The Annual Meeting of ROSEDALE MASTER HOMEOWNERS' ASSOCIATION, INC will be held at the Bayside Community Church on 15800 FL64 for the purpose of electing Directors, and such other business as may lawfully be conducted. Be sure to get there early to register. The meeting will start promptly at 6 pm.

If you cannot attend in person, you will be able to watch a real-time broadcast of the meeting on-line. To watch the meeting, on your browser, enter

**[Stream.mybayside.church](http://Stream.mybayside.church)**

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