

Minutes of the Rosedale Master Homeowner's Association Board Meeting

April 14, 2024 – via Zoom

The Rosedale Master Homeowner's Association Board meeting was held Thursday April 11, 2024 via Zoom.

With a quorum present, the regular monthly board meeting was called to order by President Peter Ingraffia at 2:02 pm. Notice was posted in accordance with Florida State Statute 720.

Directors Present: President – Peter Ingraffia, Vice-President Sigrid Seymour, Secretary – Chuck Allen, Treasurer – Bob Eisenbeis, Directors Ed Mazer, Rich Toscano and Brian Fischer.

Approval of BoD Meeting Minutes March 14, 2024: Ed Mazer made a motion to approve the March 14, 2024 minutes. Bob Eisenbeis seconded the motion. All in favor; motion carried.

President's Report – given by Peter Ingraffia:

1. Peter stated this was the first board meeting following the Rosedale Annual Meeting. Peter Ingraffia, Chuck Allen, and Brian Fischer were re-elected to 2-year terms. As amended in our bylaws in 2022, board members will now serve 2-year terms upon election, thereby eliminating the risk of total board-turn-over and a loss of knowledge transfer. Next year there will be four positions open for election for 2-year terms
2. All the CC&R's on the ballot were approved and have been filed with the county. These updates can be found on our website under the governance tab. Residents are encouraged to view them to ensure they are familiar with the changes.
3. The 44th Ave extension is in full force. Removal of vegetation and the beginning of the grading process has exposed openings in areas that will need to be secured. We are moving the wall construction and other security measures over to the Lena Road and 44th Ave. committee, as they are best positioned as they work with the county and get the updates. Beginning this month, committee will provide updates in their monthly committee report.

In the meantime, however, if you see any people in the construction areas past 6:00 pm or on the weekends, please call 911 to report trespassers in a county construction zone. It's a federal offense to be caught trespassing in that area.

Treasurer's Report – Bob Eisenbeis:

Bob presented preliminary financials for February. We have \$1,510,233 in reserves and \$1,697,774 in operating cash.

Overall, we are under budget at this time, but this is mainly due to March invoices not being received and processed.

Bob raised three issues for the Board to consider:

1. Bob circulated the investment policy that has been in place since 2022. He asked that the board review the policy and provide any suggestions for changes. Peter Ingrassia suggested that Bob have someone from our investment company attend a board meeting and provide an update on our accounts and investment strategy to be heard by those residents that attend the meetings. Bob will arrange for a future meeting.
2. We received an opinion from our auditor that we should be allocating the Hotwire door bonus as a credit against the annual cable fee verses placing the funds in the reserve account. Funds should be prorated over the length of the cable contract, which is 10 years. This would treat the funds as a discount and not run the chance that it might be considered income and hence subject to federal income tax. Initial intent of moving the door bonus over to reserves was to allocate the funds over a period of time anyway, and this move will have no negative impact to our overall budget or reserve account, as it is a simple transfer of funds. These funds will continue to be invested and earn interest like the rest of our funds. Bob moved that we transfer the Hotwire funds in the amount of \$288,291.35 from reserves into a separate operating account specifically for this purpose. Ed Mazer seconded. All in favor; motion carried.
3. With the discussion of the 44th Ave. extension project and the implications of adding a wall or other similar protective measures, as well as other projects, such as flooding remediation, Bob recommended that we update the 2022 reserve study. This should be done every two years anyway, and doing so will ensure our reserve contributions are adequate. By doing this now, recommendations will be available before the 2025 budget is prepared. Bob moved that we hire Reserve Advisors to provide this update. Sigrid Seymour seconded. All in favor; motion carried.

Committee Reports:

Roads Committee – Tom Tangney reporting:

Tom requested board approval for the second quarter pressure washing contract of \$10,2050 to Suncoast Curb Appeal. Focus will be curbs and sidewalks in the Links as well as cleaning some of the decorative boulders as requested by the Landscape committee. Some of the first quarter work in the Highlands was moved to early second quarter due to the concrete replacement project. A request to clean the 44th Ave. gatehouse roof is being deferred, as this roof is slated to be painted in the next few months. Chuck Allen moved to approve the expense. Rich Toscano seconded. All in favor; motion carried.

A suggestion had been raised to designate a section of Malachite as a No Parking area to prevent parked vehicles from encroaching on the grass and damaging the new irrigation recently installed. This would also improve visibility and maneuverability through the curved intersection at Malachite and 51st Terrace E (entrance to the Links from the Highlands). Depending on the number of signs placed, estimated cost would be \$1-\$3,000. Board discussed viability of this proposal and options of which sides of the street would be designated as such. After discussion it was decided to place two No Parking signs on the north side of Malachite

between Tobermory and 51st Terrace E (one sign on each side of the Links entrance pillars). Chuck Allen moved to approve up to \$2,500 for these two signs. Sigrid Seymour seconded. All in favor; motion carried. Tom will provide board with actual cost once order is placed.

The current sign replacement project should be completed in April. Future sign actions based on resident input and inquiries were reviewed.

- Straightening of signposts: While several signposts were straightened in the most recent project, number was limited to only those most needed. It has been determined now that these posts can be straightened without major excavation or replacement. Committee supports this activity.
- Addition of a second 88th St E Street sign to the post at 88th St. E and 52 Ave E to reduce confusion at this 3-way intersection. Committee will re-evaluate this request after the post is straightened and street signs are realigned.
- Addition of pedestrian crossing signage: Current pedestrian crossings in Rosedale are marked with 2 solid white lines. Some crossings do have pedestrian crossing signs in one or both directions, and many have no signage. Many crossing also have a stop or yield sign in at least one direction. Approximately 20-25 signs and posts would be needed to add such crossing signs to all intersections in both directions at an estimated cost of \$5-\$10,000. Unless there is a safety concern, the committee does not recommend proceeding with this project. Board agreed with direction committee is intending, believing residents wouldn't want more signs in the neighborhood.
- Replacement of missing Conservation Area / Wetlands signs in the Links: These signs are listed on the plat maps and were originally placed every 100 feet along the borders of the conservation areas. Committee will try to determine if these are required or optional, and provide a recommended course of action. Bill Moran thought they were only required during the construction phase of the development. Sigrid Seymour will check with consultant Passarella for additional insights and information.

ARC Committee – Peter Ingraffia reporting:

Peter stated that 17 requests had been reviewed in March, down significantly from the 33 requests in February. There are no items remaining on the under-review list.

Peter stated the committee had received an application from a resident via Contact Us on our website indicating a desire to join the ARC team. Victor Becks has previous ARC experience from his previous community. The addition of Victor will provide more balance to the areas that each ARC member takes responsibility for follow-ups.

- Legacy has approximately 450 properties – covered by Jean Fox and Victor Becks
- Highlands has approximately 200 properties – covered by Danielle Stivers
- Links has approximately 450 properties – covered by Jackie Meehan and Brian Spletzer

Peter moved that Victor be added to the ARC committee. Chuck Allen seconded. All in favor; motion carried. Peter encouraged any Rosedale residents interested in serving on a committee to fill out the form on the website.

Landscape Committee – Sigrid Seymour reporting:

Sigrid had no funding requests this month as projects were still underway. Status of previous projects:

- Ramos completed the plantings of 6 Pitch Apples along the opening created by invasive removals at the Glencorse cul-de-sac. Teal has installed irrigation.
- Teal planted 3 new Viburnums at the end of the 88th St. cul-de-sac and installed irrigation.
- Brightview planted 3 new Mahogany trees in the common area across from the dog park entrance on Royal Dornoch. Teal has installed irrigation for these trees.
- The Shady Lady tree in the dog park was replaced under warranty by Brightview.
- Fire Ant Specialists did the first application in the dog park and the entire surrounding area.

Future projects the committee is working on:

- Committee is working with Brightview on phase one for Eastwood Park.
- Chuck and Mike Spellman spoke with Loran Balvanz regarding recommendations on how to fill in the spotty and soggy areas in the dog park. Initial solution is to overseed this area with Bahia.
- Committee has bids from Brightview, Yellowstone and Greenscapes for the renovation of the 44th Ave entrance island. They will review and provide proposal to the board in the coming months. Sigrid has contacted Manatee County to get information on the Neighborhood Enhancement Grant, and they have sent instructions and an on-line application.

Storm Water Management Committee – Sigrid Seymour reporting:

Sigrid reported that the team continues to work with JR Evans on a possible eighth alternative solution for the 88th St flooding issue. Next steps are getting with SWFWMD and review solution options and hopefully gain approval to move effluent water from Pond 9 and 10 to Pond 16 when necessary to minimize flooding on 88th St.

Admiral is also taking care of the maintenance of dry pond #5 in the Links. However, at the present time, it still too wet to mow, so they will be applying herbicide to the cattails and primrose willow growing in the pond.

Committee will be selecting 5 additional ponds for planting and getting bids from Crosscreek for board approval in May.

Community Access Committee – Rich Toscano reporting:

The radar was put out 12 times in March: 4 times on 87th St., 5 times on Tobermory, twice on Royal Dornoch, and once on 96th St. There were 104 speeders identified: 27 residents and tenants, 13 guests, 18 vendors, 19 club related, and 27 that could not be identified. The report was sent to the compliance committee. Rich also provided a report for the first quarter showing the number of speeders by location, the number of times the radar was placed by location, and a breakdown of speeders by type. This information can be viewed in the April committee reports posted on the Rosedale website.

Rich reported that the access committee continues to pursue options to curtail speeding, such as fixed radar, speed tables, an additional portable radar system, and a dummy camera. George Keys reported that discussions with the Deputy Fire Marshal revealed that emergency services do not want speed tables or speed bumps in neighborhoods, as they reduce their response time. The fire marshal felt that should we pursue this, the county would probably do a traffic study before any such action could be taken.

A second round of meetings with a potential new security company, Securitas, have been held with Peter, Sigrid, and Brian to discuss details of their program and technology and exchange ideas and options. George Keys has spoken to four other communities in the area that use Securitas for their security needs and all provided positive feedback. Committee and Board are in receipt of the proposal but awaits their bid on securing the 44th Ave Street gate, which is separate from moving forward with a new gate security system.

During the month of March, the committee processed 33 requests, 18 of which were related to leases, access, warranty deeds and barcodes, 7 relating to support of the communications committee, and the remaining requests handling gate malfunctioning or damage issues, the speed program, gate security meetings and the compliance committee.

Peter Ingraffia brought forth a proposal to create a temporary advisory committee to look at the speed control program and bring forth proposals to the board. He recommended the committee consist of Rich, George Keys, Victor Anderes, Chuck, Brian, with this group reporting to Peter. He moved that this temporary committee be established. Ed Mazer seconded. All in favor; motion carried. Recommendation for committee name is Advisory Committee reporting to the President to Study Speed Control Options within Rosedale.

Brian Fischer brought forth a proposal to add a dummy camera to assist with curbing speeding. He felt the additional presence of the camera would act as a deterrent to slow down drivers. In the ensuing discussion, comment was made if we wanted to wait until the previously created advisory committee provided a comprehensive plan before doing something beforehand. Comments were made that it was most likely that a dummy camera would be part of the recommendation, as initial proposal for the radar camera discussed a dummy camera, and articles had been shared showing other communities are basically doing similar measures as ours, but they also have a dummy camera out there. Peter Ingraffia felt it couldn't hurt and would only help the overall situation. Sigrid Seymour felt both cameras should be openly displayed so residents and vendors would easily see the cameras and slow down. Brian moved that we purchase a dummy camera to supplement the current radar camera. Ed Mazer seconded. There were six approvals – Peter, Sigrid, Brian, Bob Eisenbeis, Chuck Allen, and Ed Mazer. Rich Toscano voted no, saying we should wait for the comprehensive recommendations before spending money on additional equipment. Motion carried. Following the vote, Rich stated that

the camera cost is \$976, not including shipping, tax, and equipment to tether the unit from the same company as we purchased the radar camera. He will send information to Paul Taylor for ordering.

Communications Committee: Ed Mazer reporting:

Ed reported that 8 new homeowners were welcomed into the community by the welcoming committee. The committee responded to 11 inquires in March. 12 email blasts were sent out to the community during the month of March.

Lighting Committee – Chuck Allen reporting:

Chuck stated that we needed to purchase two additional landscape light fixtures at a cost of \$200 each. He moved that the board approve this expenditure. Ed Mazer seconded. All in favor; motion carried.

Community Standards and Practices – Ed Mazer reporting:

The community standards team did not meet in March and will schedule its next meeting in April following the board meeting. The committee has been tasked to take up a review of our Bylaws and make recommendations for any changes to the board.

The committee also recommends directing our law firm to create a compilation of our current CC&R's. A compilation is an unofficial document that incorporates the amendments made to the underlying CC&R's since they were originally enacted. This makes no changes to the CC&R's but simply combines the 2015 CC&R's with all the amendments currently in force into one easy-to-read document with no strike-outs. As an unofficial document, it cannot be cited as legal evidence of the law, but will just be easier to read and understand. In the event of any conflict, the actual Rosedale Master Covenants, Conditions and Restrictions and Amendments thereto as recorded in the Official Records for Manatee County are binding. Ed moved that we direct our law firm to do this compilation, then the board can review and vote to approve upon completion. Peter Ingrassia seconded. There were six approvals – Peter, Ed, Sigrid Seymour, Bob Eisenbeis, Chuck Allen, and Brian Fischer. Rich Toscano abstained. Motion carried.

Compliance Committee – Fred Booth reporting:

Fred provided a report of the Hearing committee, which met April 5, 2024. Committee affirmed all the February speed violations and the display of a political flag violation.

The compliance committee met on April 8, 2024 and reviewed the March speeding list received from the Access Committee. There were 37 speeders in March, with 16 residents, 7 tenants and 9 guests. One resident was found speeding 4 times in the month; one tenant was speeding twice; and one guest was speeding twice. 2 residents had speeds in excess of 35 MPH. This breaks down to 34-\$25 fines for residents and guests with speeds below 35 MPH and 3-\$100 fines for residents with speeds in excess of 35 MPH.

This month we identified the Rosedale Golf and Country Club employees and off-site members that were found speeding. Peter Ingrassia and Chuck Allen met with Stuart Cobb in February

and informed them that we would begin holding the club responsible for these individual's infractions just like we do our residents. In March, one employee was found speeding less than 35 MPH; 2 off-site members were found speeding less than 35 MPH; and 2 off-site members were found speeding in excess of 35 MPH. Per the guidelines, those less than 35 MPH receive a \$25 fine and those 36-44 MPH receive a \$100 fine. Total of fines to be assessed to the club is \$275.

Fred recommended the board assess the fines to the residents and the club per the speed infraction guidelines. Peter Ingraffia moved to waive the reading of the names of the speed violators; however, addresses would be published in the official meeting minutes. Chuck Allen seconded. All in favor; motion carried. Peter moved to approve the committee's recommendation for the 34 individuals with a \$25 fine, the 3 residents with a \$100 fine, and the club for their 5 individuals with fines totaling \$275. Rich Toscano seconded. All in favor; motion carried.

There were several items in the committee report that were recommending fines for failure to comply to previous notices, but all but one were fixed or resolved prior to the meeting. There is a home on Carnoustie that has had 4 violation areas, but only 2 have been corrected. Fred stated that a fining notice would be sent to the resident.

Last month committee reported a concern with a resident that has a Koi Pond on their property. Pond is not screened or protected in any way, and neighbors believe it is attracting rats, racoons and other animals feeding on the fish. Suggestion was made last month to consult a pest professional to determine if the Koi Pond could be a source of the problem. A pest professional has been consulted and agreed that this could be a problem. However, homeowner does not feel it is. Peter asked what the board could do to mitigate the situation. Board authorized Paul Taylor to hire an exterminator / professional and get their report on the situation, including possible solutions that would keep the Koi Pond in place. Then, if it is found to be a nuisance situation, the board can deal with it.

Fred reported that the compliance date for the homes found in need of cleaning their roof was today. Chuck Allen asked if Paul Taylor would be checking these homes for compliance, and was told that for this round, Sue Lee of the compliance committee would be handling this.

44th Ave. and Lena Road Project Committee - Fred Booth reporting:

The clearing of the 44th Ave extension west from our 44th Ave. gate area to the planned Lena Road round-about is complete and grading has begun. Pylons are being placed in the large pond to support the bridge that will cross this pond.

The committee received this notice from Commissioner Bearden's aide on April 7, 2024, who received it from the Public Works Department: "The traffic signal will not show in the CIP (Capital Improvement Plan) as it is a component of the 44th Ave. East project. Department of Public Works has been directed to design and construct a signal at 44th Ave and Solutions Lane as part of the larger project"

“At the time Lena Road connects to 44th Ave. East and to SR70, the Public Works will propose to the Commissioners that “NO THRU TRUCKS” signage be designated for 54th Drive East.”

Chuck Allen provided a wall/fencing security update. As Peter Ingraffia had mentioned in his President’s report, the 44th Ave. wall and other security measures will be moved over to this committee. Chuck had a presentation showing an old entrance gate at the west end of the Westbury Lakes wall. Part of gate is broken and beaten down and needs repair. Chuck met with USA fence on April 11, 2024, and was informed that this should be a fairly easy fix. Part of the existing gate/fence can be re-used, and style/type of fence is common and easily obtained. Expect to have recommendation for this area for approval at May meeting. If approved, repair can be done quickly.

Chuck also took USA expert to the end of 88th St. to walk the gas line access area and evaluate what measures can be taken to secure this area once 44th Ave is complete. Upon inspection, it was determined that the west end of the Baltry Court wall abuts the beginning of this easement area. USA expert suggested talking with the county concerning this access area, as is closed at the south end at Lena Road with a locked gate. It would be logical to have a similar restricted access in this location as well. Chuck and committee will use this information for further follow-up.

Lastly, Chuck asked USA to develop a proposal for enhanced security at our 44th Ave gate entrance, focusing on the pedestrian accessibility. SR70 entrance has a gate on the sidewalk side of the gatehouse and fencing on the other, restricting pedestrian access. However, no such measures were implemented for the 44th Ave. entrance. USA will have a proposal to consider as well.

Insurance Report – Brian Fischer reporting:

All insurance policies to date have been renewed. The next policy scheduled for renewal is the Fidelity Bond, which renews May 7, 2024, followed by the Workman’s Comp coverage in June. As these policies are renewed, they will be moved over to the new insurance agency, BKS Partners. Brian does not expect the policy costs to change very much.

Manager’s Report - Paul Taylor reporting

Paul stated the annual meeting ran much more smoothly this year. Paul attributes part of this success to having residents check-in alphabetically this year rather than by street addresses. Also, additional signage and additional RPM employees at the meeting enabled the meeting to be more efficient.

Electronic voting also help efficiencies and proved to be a valuable tool. Moving forward, residents are encouraged to notify Paul and RPM if they were not on the GetQuorum electronic voting platform but would like to enroll.

Paul reported that the paper pass printer at the SR70 gatehouse has been malfunctioning. A service ticket has been submitted to Dwelling Live to fix the printer.

With no old business to discuss, and all new business handled during the committee reports, Peter opened the meeting to any resident's questions.

With no more questions and all new business handled, Peter opened the meeting to any resident's questions.

Bill Moran offered several comments:

- Regarding the No Parking discussion on Malachite, he agreed with the board's recommendation of placing such signage as they did. However, he thought that it would become an issue on the other side as well.
- Bill stated there was valuable information regarding speed calming options and solutions in a report published by the Pennsylvania Department of Transportation. He recommended the newly formed committee look at this. He also volunteered to help on this advisory committee if so needed.
- He also agreed with decision to purchase a dummy camera.
- Bill was concerned and questioned the comment on adding the Links mandatory membership to the CC&R compilation. He suggested we seek legal counsel recommendation for such action from someone other than Robert Todd.

Joe Miller of Miller Results (the company that provides Zoom meeting assistance) read a statement from a resident who had to leave. Elena Brady wrote "I have experienced this twice. When we arrived later on March 27th, the 44th gate, our paper pass, valid through 5/31, didn't scan and lift the gate. The guard told us to go to the Main Gate. We provided our driver's license for ID and were told to go the main entrance. After a minute, while we gave our address and pointed in the direction of our home, he allowed us through. My suggestion: give limited access to the system to the night temp guards so they can compare our driver's license and address in situations like this. Thank you." This information will be passed on to the Access Committee for consideration.

Susan Hetzler offered several comments:

- She inquired as to the maintenance of pond #5 in the Links, as the grass and weeds were getting tall again. Sigrid replied that we have a contract with Admiral to do regular mowing / maintenance on this pond. However, it currently was too wet to mow. Therefore, Admiral would be spraying herbicide in the next several days.
- She inquired about a post extending from the ground at Carnoustie and Marbella. She thought this was a pedestrian crossing sign that had blown over in a storm. The sign itself had been removed, but the jagged post was still sticking out of the ground. She asked when it would be removed. Roads committee will investigate.
- She asked when do barking dogs become a nuisance? Peter stated that when the barking becomes incessant, then it is a nuisance. We do have CC&R's regarding barking dogs. As a dog owner himself, he acknowledged that all dogs bark, but any time it becomes incessant and hinders another's quality of life, then it needs to be dealt with as a nuisance.
- Lastly, Susan stated that she is an early morning walker, and there is a gentleman exposing himself by not having the window blinds closed. She asked if anything could

be done. Peter and Rich asked that Susan provide an address and they will follow up with this individual.

With no other resident comments and all agenda items covered, Ed Mazer moved to adjourn the meeting. Bob Eisenbeis seconded. All in favor; motion passed. Meeting adjourned at 5:07 PM.

Chuck Allen, Secretary

Date

Speed Violations for Month of March 2024

First-Time Guest Warning Letters

Address	Address	Address

Up to and Including 35 mph:

Address	Address	Address
10120 Carnoustie Pl	10209 Eastwood Dr	5227 97th St E
8718 52nd Dr E	10620 Glencorse Terr	10215 Marbella Dr
10023 Marbella Dr	5208 97th St E	8520 54th ave cir east
4653 Royal Dornoch Cir	10128 Marbella Dr	4828 Royal Dornoch
4919 Tobermory Way	4818 88th St E	5220 96th st e
8529 54th ave cir east	10018 Marbella Dr	5227 97th St E
4842 Royal Dornoch Cir	9624 Carnoustie Pl	4822 88th st e
4618 Royal Dornoch	10410 Eastwood Dr	4618 Royal Dornoch
4923 Tobermory Way	10022 Marbella	8723 52nd Dr E
8504 54th ave cir e	10102 Carnoustie Pl	5120 96th St E
4903 96th st	10120 Carnoustie Pl	5223 97th St E
5308 96th st e		

36 – 44 mph:

5227 97th St E	8606 51st Terr E	5227 97th St E

Rosedale Golf and Country Club Employees and Off-Site Members

	Number of Infractions
Up to and Including 35 mph:	3
36 – 44 mph:	2
Greater than 45 mph:	