



**FIRST NOTICE OF THE ANNUAL MEMBERSHIP MEETING  
AND ELECTION OF THE BOARD OF ROSEDALE MASTER HOMEOWNERS' ASSOCIATION, INC.  
AND PROCEDURE FOR QUALIFYING FOR THE BOARD**

**TO ALL MEMBERS:**

The Annual Meeting of the Membership of Rosedale Master Homeowners' Association, Inc. will be held for the purpose of electing Directors and such other business as may lawfully be conducted. Subsequent to this "FIRST NOTICE" you will receive a "SECOND NOTICE OF THE ANNUAL MEETING", which notice will specify the agenda and any other important information concerning the Annual Membership Meeting.

The purpose of this notice is to advise you of the date, time and place of the Annual Membership Meeting and Election, and to inform you of the process for qualifying for the Board.

**March 24, 2025  
6:00 PM  
Via Video Conference  
&  
Bayside Community Church  
15800 FL-64  
Bradenton, Florida 34212**

**PROCEDURE FOR QUALIFYING FOR THE BOARD**

On or before February 12, 2025 by 5:00 PM, you must give written notice, either by mail, email ([cfarnham@resourcepropertymgmt.com](mailto:cfarnham@resourcepropertymgmt.com)), or in person to the Association, of your desire to run for the Board of Directors. Address your Intent to the Association's mailing address:

**Rosedale Master Homeowners' Association  
C/O Resource Property Management  
2025 Lakewood Ranch Blvd, Suite 203.  
Bradenton, FL 34211**

The attached "NOTICE OF INTENT TO BE A CANDIDATE FOR THE BOARD OF DIRECTORS" may be used for that purpose. All Notices MUST include your signature.

You may submit with the Notice an Information Sheet, no larger than 8 ½ inches by 11 inches, one side only, containing your qualifications and/or platform for office. This information sheet must be received by the Association on or before **February 17, 2025, by 5:00 PM.**

**There are four (4) vacancies on the Board of Directors. The four (4) candidates elected will serve a 2-year term.**

The Candidate Information Sheets and ballots will be mailed to voting members at least fourteen (14) days prior to the date of the Annual Meeting.

This notice was mailed, or hand delivered to all owners of record on or before: January 23, 2025

BY ORDER OF THE BOARD OF DIRECTORS

**Christine Farnham, LCAM, CMCA, AMS**  
Resource Property Management



**NOTICE OF INTENT TO BE  
A CANDIDATE FOR THE  
BOARD OF DIRECTORS OF  
ROSEDALE MASTER HOMEOWNERS' ASSOCIATION, INC.**

Please note that your Notice of Intent to be a Candidate for the Board of Directors must be received by Resource Property Management or the Association by no later than February 12, 2025 by 5:00 PM. In addition, if you wish to provide an Information Sheet to be included in the mailing to the membership with the Second Notice of Annual Meeting, then that information sheet must be received no later than February 17, 2025, by 5:00 PM.

I, \_\_\_\_\_ hereby place my name in nomination as a candidate for the Board of Directors.

**I have enclosed my Information Sheet.**

(Information sheet is no larger than 8 ½" X 11" and is one sided)

I have **not** enclosed my Information Sheet and understand that I must have it delivered to the Association no later than February 17, 2025, otherwise the Information Sheet will not be distributed to the Unit Owners.

**I will not be submitting** an Information Sheet to be distributed with the second mailing of the Annual Meeting.

I understand that I am responsible for the accuracy of the information contained in the Information Sheet. Neither the Association nor the Management Company will type, change, or alter the Information Sheet in any way. Therefore, please submit it in the manner you wish it to be presented to the Membership.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

## HOMEOWNER ASSOCIATION BOARD MEMBER ELIGIBILITY

### Florida Statute 720.306(9)(b)

(b) **A person who is delinquent in the payment of any fee, fine, or other monetary obligation to the association on the day that he or she could last nominate himself or herself or be nominated for the board may not seek election to the board, and his or her name shall not be listed on the ballot.** A person serving as a board member who becomes more than 90 days delinquent in the payment of any fee, fine, or other monetary obligation to the association shall be deemed to have abandoned his or her seat on the board, creating a vacancy on the board to be filled according to law. For purposes of this paragraph, **the term “any fee, fine, or other monetary obligation” means any delinquency to the association with respect to any parcel.** A person who has been convicted of any felony in this state or in a United States District or Territorial Court, or has been convicted of any offense in another jurisdiction which would be considered a felony if committed in this state, may not seek election to the board and is not eligible for board membership unless such felon’s civil rights have been restored for at least 5 years as of the date on which such person seeks election to the board. The validity of any action by the board is not affected if it is later determined that a person was ineligible to seek election to the board or that a member of the board is ineligible for board membership.

### Florida Statute 720.303

(1)(a) **Within 90 days after being elected or appointed to the board, each director must submit a certificate of having satisfactorily completed the educational curriculum administered by a department-approved education provider.**

1. The newly elected or appointed director must complete the department-approved education for newly elected or appointed directors within 90 days after being elected or appointed.
2. The certificate of completion is valid for up to 4 years.
3. A director must complete the education specific to newly elected or appointed directors at least every 4 years.
4. **The department-approved educational curriculum specific to newly elected or appointed directors must include training relating to financial literacy and transparency, recordkeeping, levying of fines, and notice and meeting requirements.**
5. In addition to the educational curriculum specific to newly elected or appointed directors:
  - a. A director of an association that has fewer than 2,500 parcels must complete at least 4 hours of continuing education annually.
  - b. A director of an association that has 2,500 parcels or more must complete at least 8 hours of continuing education annually.

(b) **A director who does not timely file the educational certificate is suspended from the board until he or she complies with the requirement.** The board may temporarily fill the vacancy during the period of suspension.

(c) The association shall retain each director’s educational certificate for inspection by the members for 5 years after the director’s election. However, the failure to have the written certification or educational certificate on file does not affect the validity of any board action.

### **THE CORPORATE TRANSPARENCY ACT \*\*Postponed by Court Injunction for Now\*\***

The Corporate Transparency Act is a federal law enacted to combat money laundering, terrorist financing, and other illicit activities. It requires corporations, limited liability companies, and similar entities to disclose information about ownership (Beneficial Owners) to the Department of Treasury’s Financial Crimes Enforcement Network. Most community associations, if incorporated, are required to comply with the Act.

**Each individual community association board member (director) is considered a beneficial owner.**

A beneficial owner needs to report: **Full legal name, date of birth, current residential or business street address, a unique identifying number from an acceptable identification document OR a FinCEN identifier ( i.e. current U.S. passport, U.S. ID, driver’s license, etc.)**

Any person who violates the reporting requirements of the act shall be liable to the United States of potential civil penalties of \$500 per day and criminal penalties of up to \$10,000 and up to 24 months in prison for beneficial owners.