

**Minutes of the Rosedale Master Homeowner's Association Board Meeting  
July 14, 2022 – via Zoom**

The Rosedale Master Homeowner's Association Board meeting was held on Thursday, July 14, 2022 via Zoom.

With a quorum present, meeting was called to order by Peter Ingrassia at 2:10 PM. Notice was posted in accordance with Florida State Statute F-720.

**Directors Present:** President – Peter Ingrassia, Vice President – Jim Lamy, Secretary – Chuck Allen, Treasurer – Bob Eisenbeis, Director – Fred Booth, Director – Ed Mazer and Director – Sigrid Seymour.

**Approval of BoD Meeting Minutes June 9, 2022:** Ed Mazer made a motion to approve the June 9, 2022 minutes. Fred Booth seconded the motion. All in favor; motion carried.

**President's Report:** Peter Ingrassia reported on several areas:

- The potential of an on-site property administrator was discussed at the June board meeting. Since then, RPM has garnered salary and HR information for such a position. This information will be shared with the board for continued discussions and numbers as we work on the 2023 budget.
- Collection of delinquent accounts has made a significant improvement, dropping the outstanding accounts from 36 to only 6 remaining.
- In-person board meetings. Peter has had discussions with the clubhouse about meeting space. However, due to other commitments the clubhouse has for Thursday afternoons, it will not work out for us for the remainder of 2022 to utilize the clubhouse. RPM is looking at other possible local sites – such as area churches or the library – for possible space, as well as the ability to handle our technology needs (keeping Zoom for all meetings).
- There has been an ongoing problem of ATV's riding in the woodlands behind the 88<sup>th</sup> St. E cul-de-sac, the 13<sup>th</sup> fairway of the golf course, and behind Baltry court. Manatee County Sherriff has issued blanket trespass warnings with arrest instructions for all individuals in the county and easement areas. Manatee county code enforcement is addressing the access points as code violations for the various landholders appurtenant to the easements and addressing the violations as a health and safety violation for those private owners. Manatee county landfill and water treatment (the portions of the county which most closely affect the area of concern for Rosedale) have identified several fence cuts and breaches which have afforded access to the area nearest Rosedale, and as a result are taking steps to coordinate and repair the fences. Residents are encouraged to contact a board member if they see any future such activity.

**Treasurer's Report:** Bob Eisenbeis gave the report.

### **Committee Reports:**

**Cable Committee:** Jim Lamy gave the report. Cablegrams have been going out weekly noting Hotwire's progress, expected areas of focus in the coming weeks, and overall status.

Jim is recommending Hotwire utilize our engineer to survey all the swale areas that Hotwire may have accessed in their installation to ensure everything is still up to code.

The Hotwire equipment hub that will be placed near the Highland Circle and the pumping station is still awaiting permit approval. In the interim, Hotwire has set up a trailer on 87<sup>th</sup> Street E to house their equipment until final approvals have been secured for the Highlands Circle location.

Question was raised about Hotwire parking vehicles and equipment on the vacant lot near the equipment hut planned location. Jim will speak with Hotwire to remind them not to park there but rather on the streets.

**Roads Committee:** Tom Tangney gave the report. Tom asked for a motion to approve cleaning and painting the wall on the north side of the Malachite gate. Cape Coral, who is our contractor for power washing, will do this additional paint job for \$3,000. Bob Eisenbeis confirmed that this expense would be a reserve expenditure. Fred Booth moved to approve this work. Ed Mazer seconded. All in favor; motion carried.

In the June meeting, the board approved \$7,500 to install 30 ADA compliant mats in all the crosswalks in the Legacy and Highlands areas. Since then, the team realized they did not count some crosswalks in various cul-de-sac areas, so the team now needs 42 mats installed. Cost for the total of these mats estimated to be \$13,000, which also is expected to come from reserves. Peter Ingraffia moved that the previous motion of \$7,500 be rescinded and a new amount not to exceed \$13,000 be approved to purchase and install these 42 mats. Fred Booth seconded. All in favor, motion carried. Team will move to secure contractor and inform board of installation timing / completion.

**ARC Committee:** Peter Ingraffia gave the report. Peter stated that 44 requests had been reviewed in June, with all but 4 approved.

Committee discussed issue regarding zero-lot line and what is appropriate documentation required by the Master ARC when one project impacts two lots. On advice of counsel, going forward Master ARC will require PCR (property change request) forms from both homeowners – both the homeowner executing the change and the homeowner whose lot is impacted. Language will be added to the Master ARC forms indemnifying the Association from any future disputes between neighbors.

**Landscape & Irrigation Committee:** Cheryl Smith gave the report. Committee had some normal maintenance / plantings for approval. Removal of assorted trees and tree trimming (\$3,950) and tree trimming of oaks overhanging a homeowner's property (\$1,100), all to be done

by Terry's Tree Service. Remove 2 dead Jatropha trees at North Bridge entrance (\$50), kill ferns on Highlands pillars (\$75), replant 2 palms from SR70 entrance (\$400), replant Hibiscus plant from SR70 entrance (\$100), replant 2 Jatropha plants from SR70 entrance (\$250) and remove dying Trinette on the Malachite wall (\$100), all to be done by Teal Landscape. All projects are in the budget. Chuck Allen moved to approve expenditures. Peter Ingrassia seconded. All in favor; motion carried.

The water meter the committee has been waiting to be installed at Baltry Court has finally arrived and work can be completed. However, due to new regulations, plumber needs to be hired to convert 2" commercial pipe down to ¾" to meet county standards. Permit has been applied for. Cheryl asked for approval of \$4,800 to hire Terry's Plumbing to do this work. Chuck Allen moved to approve expenditure. Sigrid Seymour seconded. All in favor; motion carried.

Two new expenditures were brought forth. Two diseased queen palms along the wall between the Links and the Highlands areas need removed (\$500, work performed by Terry's Tree Service) and 6 diseased Ligustrum trees (\$600, work performed by Teals). Coral Hospitality has been informed of the diseased Ligustrum plants on their property. Sigrid Seymour moved to have work approved. Fred Booth seconded. All in favor; motion carried.

**Stormwater Committee:** Gary Schaefer gave the report. The committee has been working with Schappacher Engineering regarding pond maintenance and prioritization of pond repairs. Pond 19, which is the pond near the driving range, is being recommended for repair in 2022 using reserve funds. Board asked Gary to have Schappacher get bids for the repair work, then submit the proposals to the board for approval.

With the \$10,000 grant money from the county received, along with the budgeted \$30,000, the committee is ready to start the 2022 planned phase 2 invasive removal project. Committee is recommending hiring Cross Creek. Sigrid Seymour moved to approve the appointment of Cross Creek and expenditure. Jim Lamy seconded. All in favor; motion carried.

**Community Access Committee:** John Sasa gave the report. Radar security camera approved for purchase by the board last month has been ordered but not yet received. Committee expects to receive by the end of July or first part of August. Upon receipt, committee will be trained on camera's usage and features and begin gathering data for the board's review.

As discussed in June's meeting, Allied Security continues to have difficulties staffing and retaining guard personnel. John put forth a proposal that increases the wages for the supervisor and the key officers that have been with us for an extended period of time by \$3/hour, with new hires and fill-in officers at \$16/hour. This proposal would in effect become the new contract with Allied and run through the middle of next year. The estimated increase in expense for the remainder of 2022 is \$23,000. After review of our budget line items, Bob Eisenbeis was confident that we could cover this increased cost. However, he warned we needed to be frugal the remainder of the year to ensure we stayed within budget. Board agreed. Chuck Allen moved to accept John's proposal and increase the pay for our security officers. Fred Booth seconded. All in favor; motion carried. Peter will work with RPM to get new contract signed and mailed out to vendor.

**Communications Committee:** Ed Mazer gave the report. Ed reported that committee handled 54 Contact Us inquiries, with 34 handled directly by the committee and 20 forwarded to others for handling. Committee continues to work on ways to prevent Rosedale emails from going to resident's spam folders. Utilizing different servers and services is helping; committee will continue to refine this process.

**Lighting Committee:** Chuck Allen gave the report. Pauline Straub met with the holiday lighting contractor with changes to our front-end entrance and expects the 2022 estimate to be ready for board's review and approval for August's meeting. Lighting along 87<sup>th</sup> St. next to the Westbury Lakes area is on all the time, while lighting from Sweetbriar entrance along the golf course is not working at all. New lights recently placed at North Bridge entrance were found flickering on and off during recent storms. RPM will work on contacting proper expert and getting these fixed.

**Community Standards and Practices:** Jim Lamy gave the report. Following up from last month, the committee surveyed residents on three areas where clarification of rules is warranted: use of common grounds for fishing; realtor and for-sale-by-owner open house policies; and display of flags. Community responded as such:

- Community supports reasonable rules for fishing and access to ponds in a manner that protects the privacy of homeowners with ponds behind their homes.
- Community is supportive of open houses, with a strong preference for allowing them every non-holiday Sunday afternoon. Additionally, community believes realtor or homeowner should be allowed to place one sign in the front of their house.
- Majority of responders supported holiday and sports flags; however lesser support for flags of other countries and states.

Committee will fashion proposed language to become part of the governing rule and regulations. Board will review and vote on this at the August meeting.

No action has yet been taken on reviewing the documentation requirements associated with the renting or leasing of property. This will be forthcoming

**Compliance Committee:** Fred Booth gave the report. Committee member Susanne Lee has spent many hours on her own and working with RPM to go through the One Source list of past and current Compliance Violations and found many were never taken off the list after violation was corrected. These were corrected and list has been dramatically reduced. Next step is to create a new list that is easier to use and decipher.

There are 15 roofs that still need to be cleaned – 12 in the Links and 3 in the Highlands areas. Notification letters will be sent to these homeowners.

Committee is recommending 30 days for homeowners to correct notifications for palm tree trimming, roof and driveway cleaning, and screening of pool equipment, AC units and generators. If unable to do in this timeframe, homeowner must have work under contract from a

vendor and notify RPM of such action. It is also important that homeowners let RPM know when work is completed.

**Old Business: Speeding Fine Procedures**

Board has been working on two aspects of this project: 1) the actual fining schedule, and 2) the overall timeline / process. Fining schedule is near completion. Process is working to streamline the various steps to ensure action is taken in a reasonable amount of time. This also is near completion. Further details and finalization of this program should be completed for the August board meeting.

**New Business:**

- The dry pond #5 in the Links will be mowed by Admiral in the coming weeks. A regular scheduled maintenance plan will be developed and written into Admiral’s contract for future maintenance of this pond.
  
- Chuck Allen made a motion that the board create a new irrigation committee separate from landscaping where irrigation currently resides. Sigrid Seymour seconded the motion. All in favor; motion carried. Chuck will work with Jim Lamy on creating an irrigation committee charter to share with the board in the August meeting.
  
- Zoom for committee meetings. Discussion was if Rosedale needed to create a Rosedale Zoom account for all the committees to use. It was discovered that several of the committees already had their own personal Zoom account that they were using. Issue with a community Zoom account is granting access and ensuring time slots are reserved. After much discussion, it was decided that a single community account would not work, and we should continue using what we have right now. Board will need to budget accordingly for 2023.

**Adjournment:** Jim Lamy made a motion to adjourn meeting. Bob Eisenbeis seconded the motion. All in favor, motion carried. Meeting adjourned at 4:55 PM.

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Chuck Allen, Secretary

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Date