

Recap of the Rosedale Master Homeowner's Association Board Meeting

August 15, 2024 – via Zoom

This is a recap of the August Rosedale Master Homeowner's Association Board meeting held Thursday August 15, 2024 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.

With a quorum present, the regular monthly board meeting was called to order by President Peter Ingraffia at 2:01 pm. Notice was posted in accordance with Florida State Statute 720. Including board members and Resource Property Management, 39 people were in attendance.

Directors Present: President – Peter Ingraffia, Vice-President - Sigrid Seymour, Secretary - Chuck Allen, Treasurer - Brian Fischer, Directors Ed Mazer, and Scott Boyd. Director Rich Toscano was unable to attend.

Approval of BoD Meeting Minutes July 11, 2024: Sigrid made a motion to approve the July 11, 2024 minutes. Ed seconded the motion. All in favor; motion carried.

President's Report – given by Peter Ingraffia:

1. Peter reported that Hotwire has received the needed permit to install a permanent gas generator at the Hotwire hut. Currently we have battery back-up that lasts about 8 hours, and in the event of a power failure, Hotwire has brought a portable generator in. With the installation of a permanent generator, we will have uninterrupted service should there be a power outage.

Peter also noted that the first and second quarter service level agreement meetings were held, and Hotwire met all identified metrics. Peter stated that he had seen a recent Consumer Reports study that ranked service providers, and Hotwire was ranked as one of the best in the country with a 78/100 rating. To compare with some other local providers, Spectrum was 31/100; Frontier was 31/100, and Comcast was a 28/100 rating. That doesn't mean we don't have any issues, and residents are encouraged to contact Hotwire with any service issues.

2. Peter reminded residents that as we enter another political season, political signs or physical statements are not allowed in Rosedale as per our CC&R's.
3. Peter stated that work done prior to the recent storm helped minimize the damage and clean-up needed afterwards. He complimented the landscape team for getting the trees trimmed prior to the storm and the infrastructure team for the conversion of the storm drains from v-grate to open throat drains that alleviated flooding in areas that had previously experienced this issue. He also complimented all the area residents who were

out clearing debris and pine needles to ensure the drains remained open and free to drain the water away.

4. The Town Hall mentioned last month is still being planned, so stay tuned for an announcement concerning this event.

Treasurer's Report – Brian Fischer:

Brian reported that as the end of July, total assets were \$2,505,507, of which operating cash was \$1,333,563 and reserves were \$1,171,944. We have \$33,674 in delinquent maintenance fees. These balances reflect the adjustment of the inclusion of the Hotwire door bonus into the operating funds versus original plan of placing the funds in the reserve account.

To date, we've spent \$231,992 in discretionary funds, leaving an available balance of \$346,152. As reported last month, our planned discretionary projects currently exceed this amount, meaning we will need to look at projects to be delayed or cut back as the year progresses. The landscape committee has noted that they have hurricane clean-up partially built into their estimated expenses, and they can move some other expenses if needed to help balance the budget. At this time, it is an area the committee is keeping a close eye on, but this should be manageable.

Our annual audit for 2023 is nearly complete. Additional information has been supplied to the auditors, and the team expects the final audit to be completed in the very near future.

The committee has been reviewing the current controls and oversight of expenses not associated with fix contracts or normal recurring utilities. The committee plans to provide recommendations to the board for implementation in the coming year.

Brian shared an authorization form for Morgan Stanley that needed to be updated. Brian moved that the board approve Peter Ingrassia as President, Sigrid Seymour as Vice-President, and Brian Fischer as Treasurer as approved persons for authorizing and maintaining the Morgan Stanley account. Peter seconded the motion. All in favor; motion carried. Chuck recommended that this become a standard practice to update this authorization after each annual election.

Brian recommended that the board approve a new member to the Finance Committee, Mark Dillon. Scott seconded. All in favor; motion carried.

Committee Reports:

New Infrastructure Committee – Tom Tangney reporting:

Tom requested board approval for \$500 to evaluate new paint colors on the SR70 monument. A community survey is underway for a new color scheme, but this test is for the letter – we want to see if a bright white or a safer white color shows up better in both daytime and nighttime conditions. Once this is evaluated, along with results from the survey, color selection will be

finalized for the monument signs. Chuck moved to approve the expense. Sigrid seconded. All in favor; motion carried. Ed provided a preliminary update on the survey: 451 residents had already responded, with 82% (371 people) voting for the white lettering and red roses, 15% (71 people) voting for the white lettering and white roses, and the remaining 3% with no comment/leave as is. Ed reported that this was a large turnout in a very short time, and while he expected to get more votes in, he didn't expect it to change the outcome. Tom stated the team would move forward with the red rose lettering.

Tom requested the board approve \$12,000 for bank restoration of pond #12, which is the pond by the first tee box, and that funding would include backfill, compaction, mesh, and Rip Rap for repair. Exact areas of pond to be repaired need finalized, as some of the repairs will be on the banks of the existing homes on 52nd Dr and possibly repairs on other parts of the pond. This possibly will be a shared expense with CH6 as it is a shared pond. Sigrid moved to approve the expense. Chuck seconded. All in favor; motion carried. Brian noted that this would also be a reserve expense.

Debbie's historic rainfall resulted in some street flooding, with the most problematic being two spots on 88th St. E. This happens when the water back-flows through the storm sewers into the street when the pond level gets too high. We worked with our engineer, contractor, and CH6 to pump water out of the lake and the street, and eventually the water levels receded enough for the streets to clear. This issue is what committee members are meeting with SWFWMD later this month to discuss and gain approval to a permanent solution to this problem. While we had flooding on other streets on the Monday morning following the overnight rains, Mark Dover of Teal was out very early clearing drains and for most, once cleared, the water receded off the streets. On a positive note, the newly installed open-throat drains throughout the community did their job and eliminated any flooding issues in those area, so that was a big win for the community.

A small depression has opened up near our sewer line near the 15th green of the golf course. Once 811 marks the underground wiring, and based on engineering input, our contractor, ANJ, will excavate and repair what is likely a leak in one of the lines there. Also, a new sewer drain cover is being fabricated to replace a damaged one on 53rd Dr. Cost is TBD on these emergency repairs. These also will be a reserve expense.

We have received engineering estimates for addressing SWFWMD pond deficiencies (bank stabilization, Rip Rap repairs, vegetation removal, etc.) that will need to be gradually repaired prior to the 2026 SWFWMD certification. This information will be included in the upcoming reserve study.

Tom met with Parking Lot Services to review the rippling on 88th St E, the rippling on 51st Ter E as you enter the Links, and on Eastwood Dr. Vendor believed issue was primarily due to poor compaction of the sublayers in these areas. Repair would involve removing the current asphalt and 7-8" of sublayer, replacing the sublayer with compacted crushed concrete, then re-asphalting. We've asked PRM to recommend a couple more vendors to obtain additional thoughts and estimates.

A mailbox post was completely damaged from a fallen limb during Debbie. We have all the replacement parts for the repair – working to get a handyman to install. A frozen lock on one of the Links mailbox kiosks was repaired.

ARC Committee – Peter Ingraffia reporting:

Peter reported the committee met twice in July and reviewed 28 requests, down slightly from the 33 requests in June. Peter stated that none of the requests were denied, and one request that was under review has been subsequently approved. Recent developments in metal roofs now have the material looking like a clay roof. The committee updated the guidelines to include metal roofs as an acceptable material to use in Rosedale. Style of metal roof must be consistent and compliment current Rosedale roof tiles.

Landscape Committee – Sigrid Seymour reporting:

Sigrid thanked Mark Dover for all his hard work to get out early Monday following the storm to clear out drains and get flooded areas cleared where able. Mark is a great partner for Rosedale.

Sigrid moved to approve \$11,926 to Crosscreek for aquatic plantings on 4 ponds within Legacy and Highlands ponds. These were recommended by Schappacher Engineering to minimize pond bank erosion. Peter seconded. All in favor; motion carried.

Sigrid moved to approve Duane Crandall as a new member of the Landscape Committee. Chuck seconded. All in favor; motion carried.

Sigrid provided an update on upcoming projects:

- Brown's Tree Service was out July 24-26 to perform the annual trimming of palms and selected oak trees. Survey of work done has been completed, and there were several areas that were missed. Browns will come back and complete.
- Olive Branch, a new vendor, responded very quickly and economically to remove and stump grind 5 dead pines infected by borers. Unfortunately, we are likely to see more loss of pines due to this borer issue.
- There were several replacements of small plants at the North Bridge entrance.
- Committee is getting an estimate to clean up and remove dead trees and bushes at the corner of 87th St and 54th Dr at our SR70 entrance.
- The final three bids for Manatee Enhancement Grant application process have been submitted. Committee is expecting approval in September. Once approved, we'll have a year to complete the project.
- Susan Griffith from the University of Florida IFAS Extension visited July 26th to review Eastwood Park and the challenges we face there and offered her suggestions. With those suggestions, team will coordinate with Brightview to develop a plan. Once budget constraints are better understood, committee can then initiate the plan.

Community Access Committee – Chuck Allen reporting:

The radar was put out 5 times in July: twice on 87th St, twice on Tobermory, and once on 52nd Ave E. The camera was sent to the manufacturer for its annual calibration certification in mid-July. The camera has been returned and is back out in the neighborhood.

There were 37 speeders identified: 9 residents, 1 tenant, 5 guests, 7 vendors, 7 club related, and 8 that could not be identified. Of the speeders documented, only one was above 35 mph. The report was sent to the compliance committee.

In the spirit of following the newly passed Florida HOA laws, one of which restricts fining residents for guests on public roads, Rosedale will no longer fine residents for their guests found speeding. While Rosedale's roads are private and do not fall under this new provision, the Speed Calming Committee is working on a new proposal to deal with guest speeding.

Chuck reported that the Malachite passenger gate lock has been repaired. However, it is only temporary, as the gate and lock mechanism are in bad shape and will need replaced. The team is in contact with companies to gather costs for replacement.

The team continues meetings with Securitas regarding timeline and next steps as we prepare for the transition and upgrading our security system. The town hall originally planned for August has been postponed and will be rescheduled soon.

A traffic counter has been placed on 87th St. to track the number of cars and speeds of cars traveling down the street. The unit will monitor traffic in one direction for one week, then the other direction the next week. This will provide the Speed Calming Committee with empirical data of number of cars and ranges and degree of speeds to better evaluate and determine what next steps should be taken.

During the month of July, the committee processed 26 requests, 14 of which were related to leases, access, warranty deeds and barcodes, 6 relating to the speed program, and the remaining requests handling gate malfunctioning or damage issues, gate security meetings and the compliance and communications committee support.

Communications Committee – Ed Mazer reporting:

Ed reported business as usual. 6 blanket emails were sent to the community in July. The committee responded to 6 inquires in July. 5 new homeowners were welcomed into the community by the welcoming committee, and the Rosedale Master HOA Website was updated with the new Welcome Package documents.

Ed stated that 100 sets of these new Welcome Packages were printed up at a cost of \$706.19. Ed moved to approve this expenditure. Scott seconded. All in favor; motion carried.

Ed stated that the website now was referring residents to Vantaca for various documents, making it more effective to gain access to those that are needed.

Lighting Committee – Chuck Allen reporting:

The identified lights at the SR70 entrance and the 87th St runway were repaired pre-Debbie. However, we've since experienced some additional lights needing repairs. We've met with the vendor identifying the areas that need fixed, and they will be repaired shortly.

We've discovered an issue with our holiday trimming contract. Over the past years, we've always wrapped the palm trunks and the fronds at the SR70 entrance - both in the monument area and those in front of the gatehouse. The contract proposal we received last year with the discount was the same set-up as we've always done. However, what was missed was that over the last couple of years, all 8 of the front palms were wrapped, but we were only charged for 4 of them. The account supervisor / manager at the time was apparently giving those extra trees to us for free without anyone knowing about it.

We now have a new account manager - the previous one has left, and during a review of the contract, that's when we realized that the extra palms in front of the gatehouse were not on there.

We've negotiated with them to give us a reduced rate on the wrappings, but still, adding these extra trees with wrapping and palm fronds, adds an additional \$411 to our overall cost. Original contract price was \$5,981; new would be \$6,392.

Committee has confirmed this will be our new contract price moving forward. Sigrid moved that this additional cost be approved. Ed seconded. All in favor; motion carried.

Community Standards and Practices: Ed Mazer stated there is nothing new to report this month.

Insurance Report: Brian Fischer stated there is nothing new to report this month.

Compliance Committee – Fred Booth reporting:

Fred provided a report of the Hearing committee, which met August 2, 2024. One resident appeared before the committee to contest their speeding fine. After hearing the resident's explanation, the committee agreed the fine should be waived. RPM will notify resident that their fine has been rescinded.

One resident claimed they were out of the country and did not receive notice of the speeding fine. Committee agreed to let fine stand, but waived any late fees or interest accumulation that may have occurred.

All other fines issued were confirmed by the committee.

The compliance committee met on August 6, 2024. Christine Farnham, along with Susanne Lee, gave a recap of the violations report as compiled within Vantaca. It was determined that the report lacked information which was deemed necessary to decipher some violations. Christine will work with an expert on the system to try and clear up the discrepancies.

The committee reviewed the July speeding list received from the Access Committee. There were 10 fineable speeders in July – 9 residents and one tenant. All speeds were less than 35 MPH, so this resulted in 10 - \$25 fines.

For the Rosedale Golf and Country Club employees and off-site members, 2 off-site members were found speeding during the month of July, with both at speeds less than 35 MPH. Per the

guidelines, these 2 people receive a \$25 fine. Fines will be levied against the Rosedale Golf and Country Club, not the individuals. Total of fines to be assessed to the club is \$50.

Fred recommended the board assess the fines to the residents and the club 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. Chuck seconded. All in favor; motion carried. Peter moved to approve the committee's recommendation for the 10 individuals with a \$25 fine, as well as the \$50 fine to the Rosedale G&CC for their off-site members. Brian seconded. All in favor; motion carried.

Fred stated the committee discussed a complaint of a resident in Somerset Bend HOA feeding wildlife, which is a violation of our CC&R's. It was noted that this could also be a nuisance violation. A previous notice had been sent on this issue. Fred, Peter, and Christine will follow-up on further action and next steps.

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

Fred stated that the committee has been further advised by County Commissioner Raymond Turner concerning the extension of Lena Road from 44th Ave. Originally, we were told the project was put on hold - the round-about would be constructed on 44th Ave, but traffic would not be able to go either north or south onto Lena Road at this time. However, recent update is that traffic WILL be able to go southbound on Lena Road, but not northbound, from 44th Ave. Therefore, committee will re-engage discussions with Commissioner Turner regarding truck traffic on southbound Lena Road and potential issues at our SR70 exit area.

The committee appeared before the commissioner in 2022, objecting to the construction of the cement plant on Lena Road. However, the commissioners approved the project. As of now, the CeMex plant is still being planned for 2025 on Lena Road, north of the round-about at 44th Ave. Current plans are for the plant to consist of a 500 sq. ft. office building, and 2-55-foot silos along with a 45-foot-high bin, and 2-8-foot storage bins. The CeMex company has an option to request more space; however, the deadline for such is mid-2025.

Committee still plans on meeting with Commissioner Turner in September to continue discussions on 44th Ave construction and potential issues there.

Chuck moved on to provide a security update on the work being done on the 44th Ave project. As reported last month, Clement's Surveying has been awarded the bid to complete a survey of the area needed to gain a permit to begin the work. Initial down-payment is in process and work should begin soon. It is expected to take 4-6 weeks to get survey results.

Proposals have been received for the 44th Ave area behind pond #1 and the entrance area at the 44th Ave gatehouse. Committee will be finalizing proposals and evaluating, with intent to provide recommendations to the board in October.

Before the Manager's Report, Peter asked Scott and Chritine to provide an update of their discussions regarding recent legislative HOA changes and potential impact to Rosedale. Scott reported that they had reviewed all the necessary procedures and policies necessary to

demonstrate that Rosedale and RPM are in complete compliance with these new legislative requirements. While in agreement that Rosedale already meets or exceeds the requirements outlined in HB 1203, 59, and 293, Christine is in the process of pulling together all the documentation needed to illustrate this. Scott expects a more complete report for September's meeting.

Scott also reviewed an article regarding the Federal Corporate Transparency Act. This federal act requires HOA's to register and supply personal information to the government. This has been met with significant resistance from community associations due to concerns about the cost, complexity, legal liability, and potential privacy issues.

There is currently a lawsuit in Alabama challenging this act, and legislation has been introduced in Washington, DC to exempt HOA's. For now, the master board intends not to register at this time, waiting to see what the outcome of these action may be. Board / HOA's have until the end of the year to register.

If local HOA's would like more information, the following is a link to the Community Associations Institute guidance document specifically tailored for community associations:

caionline.org/Advocacy/Priorities/CTA/Pages/landing.aspx

Manager's Report – Christine Farnham reporting:

Christine shared an excel spreadsheet that she noted projects / tasks that she was working on and their status. She reviewed current projects and discussed next steps with the board. Her report will be posted on the updated committee reports so residents can view as well.

It was noted that HOA's had requested a seminar on the recent HOA legislation, and Debbie Reinhardt of RPM is willing to conduct a no-charge seminar on the topic. Chuck stated that the RCC had just recently had a meeting with Robert Todd with local HOA board members to do just that, but knew that all HOA members were not able to attend. Chuck will follow up with the local HOA boards to determine interest in such a seminar and report back to Christine.

With no old business to discuss, Peter moved on to new business. All the new business items had been covered in committee reports except the request to remove dead vegetation at the SR70 entrance. This request is being deferred until next month.

With all board business covered, Peter opened the meeting to any resident's questions.

Joe Miller of Miller Associates stated he had a written question from a resident, who asked if the camera placed on 87th would be placed in other areas or used throughout the year. Chuck and Peter responded to say that the placement of the camera was a result of a previous meeting held with the county sheriff. The sheriff had stated that the best speed deterrent was speed bumps, followed by speed monitoring / fining. However, he encouraged us to gather data to determine exactly how big of an issue we may or may not have. That led to this monitoring camera. The camera is recording the total number of cars and measuring speeds, so we'll have x number of cars at a speed, y number at another speed, and so on, for the testing period. We're monitoring the traffic over a two-week period. At the time, the intent is to just get the data in this location;

however, we may decide after looking at the data to place the monitor in a different location. There is no plan on doing this throughout the year – intent is to get data to make an informed decision. The cost for these monitors was zero – the vendor also manufactures / installs speed tables that we may be looking into. They’ve simply asked for the opportunity to bid on the project should we decide to move in that direction. Our only cost was the two steel posts used to mount the monitor.

Dave Kuchinski had several comments:

- Dave questioned the pond number as was stated for the restoration project. He stated that the official covenants for Rosedale label said pond as #22. Sigrid stated we needed to update our pond numbering to coincide with the covenants. Dave further stated that he didn’t think the pond repair would necessarily be a shared expense with CH6. Past repairs of pond repairs behind only homeowner’s homes resulted in 100% of cost being the association’s. Sigrid stated she was working with the engineer to get specifics on areas that needed repairs.
- Dave asked about an accounts receivable / aging report. Brian stated he was concerned the report may have personal information on it and that we might want to get legal opinion before we share that data. However, he suggested that a report of total number of people with outstanding fees and total amount of the fees due may be more viable. We will check with our legal counsel to determine if that is feasible.

Susan Hetzler had several comments:

- Susan asked about the 2025 budget proposal and asking if the discussed wall / fence costs for 44th Ave would be an assessment on homeowners in 2025. Chuck responded that this amount would most likely be part of the overall 2025 budget consideration. While we don’t think it can be part of our reserve expenditures, the question will be asked when we’re doing our reserve study in the next month. If we did include this as a 2025 operating expense, we would note it clearly in the budget so it was easily identifiable.
- She asked if the CeMex plant was going to be on the north side of 44th Ave at the new round-about, and if it was on the east side of Lena Road. Fred confirmed that it was north of 44th, but it would be on the west side of Lena Road, between Lena and I-75. She asked how far north of 44th would the plant be. Fred did not have that information but would try to get it for her.

Paul Green had several comments:

- Paul asked if there was any costs associated with the monitoring camera placed on 87th St. Peter replied that there was no cost.
- Paul was glad to see a community survey on the monument colors.

- Paul asked if it was possible for residents to have tree trimming done by the association's vendor when they were in trimming common areas. He stated residents would pay for their own private work that was done, but wondered if there would be some efficiencies and cost savings if they could be combined. Team will look into this.
- Paul reiterated that the compliance committee found the violation reports from Vantaca lacking data needed and were not user friendly. Christine reiterated that she was working directly with Vantaca to see what could be done to accommodate Rosedale's needs.

Seth Weiser had several comments:

- He stated that this past storm also flooded 52nd Dr, which has never happened since he's lived there. He was concerned that debris had clogged the v-grate drains in his neighborhood and contributed to the flooding. He asked why his neighborhood was not part of those converted to open throat drains. Tom Tangney responded that the committee looked at all areas that v-grate drains and had also flooded in the past – unfortunately, or fortunately, 52nd Dr was not one of those past-flooded areas. This past storm was an historic event, so it raised new issues. Tom stated he would look at 52nd Dr and consider updating any viable v-grate drains to open-throat drains. Sigrid stated that the upcoming meeting with SWFWMD was to gain approval for water movement between the ponds in storm events like this. However, with historic rainfall as we experienced, nothing will completely alleviate flooding if the water has no where to go. However, the efforts the committee is taking should take care of this issue most of the time.
- Seth stated that he had opened up the drains to keep them draining, but was concerned that the association was pumping the excess water from 88th St onto his street, which just made the problem worse. Tom stated that no water was pumped from 88th to his street. Rather, the water was pumped from the street to pond #11, which is the pond between 52nd Ave and his street of 52nd Dr. Any water flowing down his street was simply gravity flow of water in the street.
- Seth asked what the \$12,00 in the budget for a traffic study was for. Brian responded that that funding was budgeted for a possible traffic study regarding the 44th Ave extension project or the Lena Road extension project. The study has not been done and may not be.
- Seth asked if speeding was really a problem in the community and if the board had just decided to start fining residents. He asked if fining residents for speeding was just dividing the community, and if the radar was actually reducing the number of speeders. Several board members responded that the issue was actually brought up by residents asking the board to do something about speeding in Rosedale. Speeding counts per month obviously have varied, but that is also impacted by the number of times the camera

is put out. However, in totality, compared to the number of speeders caught and notified via warning letters when the program first initiated, the number of speeders each month has been dramatically reduced. Seth thought the board should just put down speed bumps on 87th like those at the golf course entrance and be done with it. Comment was made that 87th wasn't the only area within Rosedale that we had a speeding problem.

With no other resident comments and all agenda items covered, Brian moved to adjourn the meeting. Ed seconded. All in favor; motion passed. Meeting adjourned at 4:30 PM.

The next Board of Director's meeting will be Thursday, September 19, 2024.