

Minutes of the Rosedale Master Homeowner's Association Board Meeting

June 13, 2024 – via Zoom

The Rosedale Master Homeowner's Association Board meeting was held Thursday June 13, 2024 via Zoom.

With a quorum present, the regular monthly board meeting was called to order by Vice-President Sigrid Seymour at 2:04 pm. Notice was posted in accordance with Florida State Statute 720.

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

Approval of BoD Meeting Minutes May 9, 2024: Sigrid Seymour made a motion to approve the May 9, 2024 minutes. Rich Toscano seconded the motion. All in favor; motion carried.

President's Report – given by Sigrid Seymour:

1. Sigrid announced the new board member that had been chosen to sit for the balance of Bob Eisenbeis' term. Two candidates had come forward and were interviewed and evaluated by several members of the board, who then made a recommendation to the rest of the board. That candidate is Scott Boyd. Sigrid Seymour moved that the board elect Scott as the new Director of the Board for the balance of the term. Chuck Allen seconded. All in favor; motion carried.
2. As reported last month, the landscape committee has been working with Manatee County on the application for the Neighborhood Enhancement Grant that would be applied to the landscape enhancement of the 44th Ave entrance. County has visited the site and tentatively approved the project. What is needed now is three competitive bids to be reviewed by the committee and the county. Sigrid Seymour moved that the Board approve moving forward with the application for the grant. Rich Toscano seconded. All in favor; motion carried.
3. Sigrid reported that we're making a small change in our committees. We will be combining the Roads and Stormwater committees, with Tom Tangney as committee chair and Chuck Allen as the board liaison. Gary Schaefer, Marc Oulette and Sigrid will now be part of this committee to support stormwater related projects, such as pond bank maintenance and storm flooding. Other aspects previously handled by the Stormwater Committee, such as pond plantings and invasive removals, will be handled by the Landscape Committee. The new committee will be called the Rosedale Utilities Committee. Work will begin to update the committee charter and revise the committee lists. Chuck Allen moved to approve the formation of this new combined committee. Rich Toscano seconded. All in favor; motion carried.
4. With the continued roll-out of Vantaca, and with Christine Farnham now on board as our full-time property manager, we will be setting up meetings with her at the Rosedale

Clubhouse in the 19th Hole. Similar to the sessions set up during the Hotwire installation, residents will be able to come to the 19th Hole and meet directly with Christine concerning Vantaca – how to log-on, update profiles, and accessing the different systems and areas of Vantaca, such as ARC requests, compliance violations, payment of association dues, as well as other areas. We will start with the next two Fridays – June 21st and 28th – from 3:00 – 4:30. If we see an interest, we will look at possibly expanding this or adding evening sessions for those who may not be able to attend during the day. We will publish these training sessions through e-mail communications, and we will also provide links to training tutorials and videos that residents can utilize for learning the Vantaca software. Stay tuned for additional information

Treasurer’s Report – Brian Fischer:

Brian reported that our current financials have not yet been published, so he was unable to present our current position as of May 31, 2024.

Brian stated that our property manager, RPM, is responsible for our accounting functions. RPM utilizes Vantaca Property Management software for this purpose. RPM recently discovered a coding entry where Vantaca was recording certain payments in the wrong expense category for some of the Associations they serve. Unfortunately, the software fix caused additional glitches in the financial reports. This, in part, required a revision to last month’s financials and has delayed the finalization and publishing of our May reports.

In addition to this issue, as reported in April, our Hotwire Door Bonus was moved from reserves to the operating budget, where it will be applied to the budget on a pro rata basis over the life of the contract. This also contributed to the delay as this adjustment is being made. Preliminarily, once these adjustments have been made, we will be slightly under budget for the year as of now.

Our financials are required to be audited on a yearly basis. This audit is supposed to be completed by the end of April. It was not, and it is late. However, the audit is now well underway and will be completed shortly. Brian is working with Christine to ensure this annual audit is set up in the calendar properly so it will not be late in the future.

Notwithstanding the technical difficulties presented this month by the Vantaca system, Brian has discovered that the system does offer us additional reporting capabilities over what was previously offered that will allow us to analyze our financial position in a different manner.

Historically, our monthly financials have been reported on a cash basis – it reflects what has been collected and what has been paid out at a given point in time. However, this has led to reports of various categories being under budget when invoices have not been paid, yet obviously expenses occurred. The downside of this method of reporting is it does not always provide a good insight into the current financial position.

We will be moving to reporting via an accrual basis. As an Association, most of our expenses are fixed by contract – we know the monthly expense for these areas. Consequently, we can summarize our budget in terms of fixed and discretionary expenses.

Our annual operating budget is \$2,621,616. Of that, fixed expenses equate to \$2,189,582, or 83.5% of our total budget. What remains - \$432,034 – is discretionary spending – projects or repairs identified as being done during the upcoming year.

As of the end of May, we have \$326,688 remaining for discretionary spending; however, we have \$380,135 in planned discretionary spending. This just means that the board and the committees will need to further prioritize those things that need to be done to remain within our budget, something that we can easily do and have done so in the past. However, moving to this type of reporting will enable us to have a better picture of exactly where we stand on an on-going basis, making it easier to plan throughout the year.

Committee Reports:

ARC Committee – Chuck Allen reporting:

As Peter Ingraffia was away, Chuck provided a recap for the ARC. The committee met three times in May and reviewed 26 requests, down slightly from the 27 requests in April. One request for a proposed fence was denied as property was on a golf course lot which is against our CC&R's. Two requests remain on the under-review list, as one homeowner will revisit their request when they return this fall, and the other is deciding what kind of lights to replace their current carriage lights.

Roads Committee – Tom Tangney reporting:

Tom requested board approval for \$10,250 to Suncoast Curb Appeal for the third quarter cleaning contract. Funds will not be released until the Q2 work plan is complete and Q3 work plan is agreed upon. Chuck Allen moved to approve the expense. Sigrid Seymour seconded. All in favor; motion carried.

Tom requested the board approve \$5,600 for repair of well point depressions at 49th Ave and 88th St E, and repair the damaged asphalt in the cul-de-sac at the end of 88th St E. This will be a reserve expense. Chuck Allen moved to approve the expense. Brian Fischer seconded. All in favor; motion carried.

Tom reported that the repair and extension of the Westbury Lakes gate and fence was completed. New concrete anchored posts were installed along with additional fence and security slats. A heavy-duty chain and padlock have been purchased to secure the gate.

A bid of \$758.35 was accepted from Fast Signs in Sarasota for the installation of the two no-parking signs and posts on the north side of Malachite between Tobermory and 51st Ter E. Board had approved up to \$2,500 for this project in April, so cost came well under expectations. We have also asked Fast Signs to assess several damaged signposts to determine if they can be repaired or need to be replaced.

As we've been having difficulties getting a vendor out to make this small repair, the vinyl post stump at Marbella and Carnoustie was cut off at ground level and filled with sand. This will prevent this from being a tripping hazard until it can be permanently removed.

Two mailboxes were damaged beyond repair by a non-resident's vehicle. Surprisingly, the driver left their name and phone number, and has reimbursed us \$100 for the damage. The boxes have been replaced. Also, two broken mailbox locks on kiosks in the Links have been repaired.

Tom reported that the depression on 87th St by the clubhouse has been looked at by the county and determined it is not due to leakage from the sanitary sewer system. Our engineer believes the root cause is poor compression in the sub-layers under the asphalt due to the proximity to the manhole, sewer lines and storm sewers. It is not expected to subside further, but it became more noticeable when the county installed the new elevated manhole cement collars. The engineer recommends over-laying with asphalt and tapering to rectify the situation, and they are soliciting bids for this job, as it will require a paving machine to do the work properly.

Tom reported that the new slider door for the 44th Ave gatehouse was installed Saturday, June 8th. Installation has passed final inspection, so final 10% payment for the job can be paid. The window tinting was also completed Tuesday, June 11th. Invoice has been sent to Christine Farnham for payment. Blinds have been purchased and will be installed shortly.

Storm Water Management Committee – Sigrid Seymour reporting:

There was no formal report submitted for storm water, but Sigrid provided the following updates:

- The team has a meeting with SWFWMD (Southwest Florida Water Management Department) on August 22nd to discuss the several options for moving water from one pond to another to alleviate the flooding issue on 88th St. We need SWFWMD approval to move forward with this project.
- Dry Pond #5 in the Links was mowed, or more accurately trimmed. Moving forward, will schedule regular maintenance to include mowing and herbicide treatments.
- With Stormwater moving to the roads committee, one project that will need to be looked at is some pond repair on the retaining walls in the Sweetbriar area. The engineer is working on obtaining bids in the next several months.

Landscape Committee – Sigrid Seymour reporting:

The team has two funding requests this month:

- Sigrid moved for approval of \$2,255 to Teal to plant summer annuals. Plants will only be placed at the SR70 and 44th Ave entrance areas to reduce overall costs. More extensive annual plantings will be done in the fall. Chuck Allen seconded. All in favor; motion carried.
- Sigrid moved to approve \$2,400 to DLW Services to do re-grading behind homes on Royal Dornoch to minimize flooding. Vendor was able to get into the area prior to the

recent rains and finish project while it was dry. Project had been reviewed with the board and approved prior to work being done. This request is a formal approval for the expense. Rich Toscano seconded motion. All in favor; motion carried.

Status of previous projects:

- All common area palms and a couple of oaks are slated to be trimmed in July.
- Terry's Tree Service looked at a palm in HD2, as residents thought it might be diseased. Terry's determined tree was lacking fertilizer, and recommended a 4x per year routine to keep palms healthy.
- The new tree plantings of crape myrtles, mahoganies and shady ladies are all doing well and seem to be thriving.
- As reported last month, the pitch apple hedges to fill in the gaps on 44th Ave between the walls and the wetlands have all been planted and irrigation is in place.

Future projects the committee is working on:

- Committee consulted with landscape architect to provide some engineering ideas concerning Eastwood Park. Committee will work with Brightview to executing plan for adding new large shade trees and replacing those not performing as expected.
- As reported in the President's report, committee is moving forward to secure 3 competitive bids for the 44th Ave. enhancement project. Committee expects final county approval in late August, with implementation plans in the fall.

Community Access Committee – Rich Toscano reporting:

The radar was put out 18 times in May: 5 times on 87th St., 9 times on Tobermory, and 4 times on Royal Dornoch. There were 157 speeders identified: 30 residents, 5 tenants, 22 guests, 32 vendors, 34 club related, and 34 that could not be identified. Of the speeders documented, 119 were at speeds less than 35 mph, 37 were at speeds less than 44 mph, and one speeder was recorded exceeding 45 mph. The report was sent to the compliance committee.

Rich reported the Speed Calming committee met on May 24th with Manatee County Sheriff Sgt Spurlock to discuss methodology for corrective actions to curtail speeding in the community. The Sheriff indicated we needed to have a more comprehensive count of vehicular traffic compared to vehicles speeding to make an informed decision on whether we had a severe speeding problem. Committee has identified two different methods that would record both number of vehicles and speed for such an analysis. Committee is securing details and costs. When asked about the use of a flashing sign noting ones speed, the Sheriff stated they were a deterrent but not a guarantee that drivers would adhere to the warning. He stated the most effective deterrent for 87th St would be speed humps. He provided the committee with communities where such speed humps could be observed. Committee will take this information and compile it with other areas they are working on to provide an overview and recommendation.

Rich reviewed the gate security and technology upgrade proposal from Securitas. Upon discussions with the board and committee, the board intends to move forward with the transition. An email of intent was sent to the Securitas manager to preserve the pricing proposal the

company had recently made. Rich reiterated the rationale to move to Securitas, as they offer a one-stop-shop service, enabling the committee and RPM to contact one company for repairs to equipment or software. New software would be much more advanced than we currently have, and the resident system for vendor and guest entry is very user friendly.

Rich also reported that the Malachite passenger gate was not repaired properly. RPM needs to send back the locksmith to correct that situation.

During the month of May, the committee processed 32 requests, 20 of which were related to leases, access, warranty deeds and barcodes, 5 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.

Rich returned to the gate security proposal and moved that the board approve the move to Securitas. Ed Mazer seconded. All in favor; motion carried. In discussion, Chuck Allen asked if this also included all the technical upgrades that had been discussed in earlier discussions. Rich affirmed that this did so, providing new printers, readers, license scanners and other upgraded hardware and software. Rich stated that Securitas had also assured us that if current security company should remove attendants prior to conversion, Securitas would step in with their own employees to ensure no loss of service for Rosedale. Rich stated that he will begin forming a transition team with milestone and implementation dates for the board to review. As of now, he believes this will comprise the existing access committee members and RPM.

Communications Committee: Ed Mazer reporting:

Ed reported that 11 new homeowners were welcomed into the community by the welcoming committee. The committee responded to 10 inquires in May. 8 email blasts were sent out to the community during the month of May.

Lighting Committee – Chuck Allen reporting:

The 2024 Holiday Lighting contract has been received by Trimmers. Committee has reviewed the proposal and pricing is in line with the agreed upon contract in 2023 - \$5,981.28, which is what has been budgeted for 2024. A 50% downpayment is due September 1, 2024, equating to \$2,990.64. Chuck moved to approve this expense. Sigrid Seymour seconded. All in favor; motion carried.

Community Standards and Practices: There was nothing new to report

Insurance Report – Brian Fischer reporting:

The Workman's Compensation policy was successfully renewed at a cost of \$453, slightly less than budgeted. The policy year was shortened to run 6/16/24 – 5/7/25 to run concurrently with the renewal of our Fidelity / Crime coverage. This is part of the intentional effort to create a common anniversary date for as many of our policies as possible to limit the number of times we must go out to the market for insurance each year.

Our D&O, General Liability and Umbrella policies all renew next on October 15, 2024. Work will begin on these renewals at the beginning of August.

Compliance Committee – Fred Booth reporting:

Fred provided a report of the Hearing committee, which met June 7, 2024. 5 residents appeared before the committee. Three had their fines negated, one had their fine reduced, and the last had their fine affirmed as was issued. Committee affirmed all the remaining violations issued for April.

The compliance committee met on June 7, 2024 and welcomed Paul Green to the committee.

They reviewed the May speeding list received from the Access Committee. There were 57 fineable speeders in April, with 29 residents, 4 tenants and 17 guests. One resident was found speeding three times within the month, 1 resident speeding once and their guest speeding twice, 1 resident speeding twice, one resident's guest speeding twice and one resident's guest speeding three times. 2 residents had speeds in excess of 35 MPH. There were three first-time guests found speeding; they will receive a warning letter, as their speed was less than 35 MPH. This breaks down to 52 - \$25 fines for residents and guests with speeds below 35 MPH, 2 - \$100 fines for residents with speeds in excess of 35 MPH, and 3 first-time warning letters.

For the Rosedale Golf and Country Club employees and off-site members, 1 employee and 12 off-site members were found speeding during the month of May. Of these, 11 were speeds less than 35 MPH, and 2 were speeds 36-44 MPH. Per the guidelines, those 11 persons with speeds less than 35 MPH receive a \$25 fine, and those 2 persons with speeds 36-44 MPH receive a \$100 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 \$475.

Fred recommended the board assess the fines to the residents and the club per the speed infraction guidelines. Sigrid Seymour 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. Sigrid Seymour moved to approve the committee's recommendation for the 52 individuals with a \$25 fine, the 2 residents with a \$100 fine, and the three warning letters, as well as the \$475 fine to the Rosedale G&CC for their off-site members and employees. Rich Toscano seconded. All in favor; motion carried.

There were 2 reported issues of flying an American flag upside down. Homeowners were advised to take them down and have done so.

Susanne Lee, with Sigrid's and Christine's help have combined the Compliance Violations list into the new system. It will now be much easier to track and follow up on compliance issues. This new report should be available for the board to review at the July meeting.

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

The committee met on May 30th to set an action plan which included the following:

- Lena Road:
 - o Discuss possible design options with our traffic consultant.
 - o Review signage options to limit truck traffic southbound at the 44th and Lena Road round-about.

- Draft traffic concerns for the SR70 entrance and 54th Drive E for discussions with the county commissioner.
- 44th Ave:
 - Continue gathering information on construction and costs for cement wall construction.
 - Begin gathering information on other fencing options, such as aluminum fencing. Discussions with vendors has been initiated.
 - Work with traffic consultant and civil engineer to get recommendations and confirmation for building such a wall behind pond #1 in the Links. Meeting scheduled for June 15th.
 - Determine source of funding for said project.

Team will meet end of June to review information compiled and determine next steps. Opportunity to meet directly with County Commissioner Turner to review concerns and get his assistance if and where needed.

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 intends to continue this practice as a method of keep track of such projects as well as providing updates to the board and residents during the monthly meetings. In the future, her report will be included in the committee report packets, but as she was out on vacation week prior, she was unable to get it into the packets.

With no old business to discuss, and all new business covered during the committee reports, Sigrid Seymour opened the meeting to any resident’s questions.

Susan Hetzler had several comments:

- Susan commented on the dry pond trimming, thanking the committee for getting that work done, as it looked much better. She stated there still were some larger plants / weeds in there that the crew’s trimmers were not enough to take down – they probably need a machete!
- She asked if the board was aware of the new HOA bills that had passed and signed into law effective July 1st. She wondered what impacts, if any, this would have to our community and if any of our documents needed to be amended because of these changes.
- She asked if someone could give her a quick 30-second summary of what we were getting with the Securitas change. Was it operational? Was there a virtual component? What was the timeline? Rich Toscano responded that this would include equipment upgrades, with a new Tech Wave guard station system that could support virtual attendants should we decide to pursue that option. It will also update printers and scanners, new pass readers, license plate readers, and lighting enhancements. The cost for upgrading all our equipment for this conversion / transition is approximately \$35,000 over the next three years, but then the equipment is ours. As far as timeline, this is what

the transition team will be working on, but expect this transition to occur over the next 60-90 days. As the timeline is worked out, details will be communicated to the community.

Paul Green had several comments:

- He was concerned that the board had approved a contract with a new security vendor without first going to the community and gaining input. Rich Toscano responded that this topic had been discussed in detail over the past several months, and details of those discussions were captured in monthly meeting notes. Paul was still concerned that residents didn't know about this and would be caught off-guard. Sigrid Seymour commented that the board would work with Ed Mazer and his team to get communications out to the community on this change, and if needed, we could set up a town hall to further educate the community.
- He asked if there was any update on repainting the monument signs. Chuck Allen replied that it was part of the painting project that the roads committee had sent out for bid.
- Paul wanted to know when we would be repaving our streets, as if that was in the near future, should we be doing the repairs we were scheduling for the well point depressions and other repairs. Chuck Allen replied that the roads in Rosedale were all re-paved about 4 years ago, and he thought the reserve study had life of our streets / asphalt at 15-20 years. Therefore, our roads would not be completely repaved for another 10-15 years.

Scott Boyd commented that he was excited to be part of the Rosedale board and looked forward to working with everyone. He offered to look into the new HOA legislation and provide a report for the next board meeting. Chuck Allen suggested Scott meet with Peter Ingraffia when he returned and get the informational update received from our legal counsel on this matter, then proceed. Scott said he would do so, then do the research to report to the board and community in July.

With no other resident comments and all agenda items covered, Sigrid Seymour moved to adjourn the meeting. Rich Toscano seconded. All in favor; motion passed. Meeting adjourned at 4:06 PM.

Chuck Allen, Secretary

Date

Speed Violations for Month of May 2024

First-Time Guest Warning Letters

Address	Address	Address
4715 88th St E	8702 49th Terr	9763 51st Terr E

Up to and Including 35 mph:

Address	Address	Address
4716 Royal Dornoch	9747 53rd Dr E	10124 Carnoustie Place
8714 52nd Ave E	4841 88th St E	4602 Royal Dornoch Cir
5004 96th St E	5019 88th St E	10624 Glencorse Terr
8714 52nd Ave E	8765 49th Terr E	10232 Loch Lomond Dr
4833 Tobermory Way	10111 Carnoustie Pl	10119 Malachite Dr
5039 88th St E	5121 96th St E	8622 51st Terr E
4602 Royal Dornoch Cir	8528 54th Ave Cir E	10124 Carnoustie Pl
4410 Baltry	8714 52nd Ave E	10124 Carnoustie Place
8707 51st Terr E	9641 Carnoustie Pl	8718 49th Terr E
9739 Carnoustie Pl	8733 49th Terr E	10027 Carnoustie Pl
5341 97th St Cir E	8540 54th Ave Cir E	9911 Marbella Dr
8529 54th Ave Cir E	4716 Royal Dornoch Cir	10319 Eastwood Dr
4513 Baltry Ct	9731 51st Terr E	4757 Royal Dornoch Cir
5247 97th St E	4664 Royal Dornoch Cir	8552 54th Ave Cir E
4731 88th St E	4842 Tobermory Way	10123 Carnoustie Pl
10221 Loch Lomond dr	8769 49th Terr E	9608 53rd Terr E
4716 Royal Dornoch Cir	10221 Loch Lomond dr	
4940 Tobermory Way	5131 Tobermory Way	

36 – 44 mph:

10112 Carnoustie Place	8710 54th Ave E	
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Rosedale Golf and Country Club Employees and Off-Site Members

	Number of Infractions
Up to and Including 35 mph:	11
36 – 44 mph:	2
Greater than 45 mph:	0