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Sent: Tuesday, January 21, 2025 11:03 AM
To: Edward & Charlene Mazer
Subject: Recap of Jan 15th Rosedale Master HOA BOD Meeting



Rosedale Master Homeowners Association

www.rosedalemasterhoa.com

Recap of the Rosedale Master HOA Board Meeting January 16, 2025 – via Zoom

This is a recap of the January Rosedale Master Homeowner’s Association Board meeting held Thursday January 16, 2025 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, 35 people were in attendance.

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

Approval of BoD Meeting Minutes December 19, 2024: Peter made a motion to approve the December 19, 2024 minutes. Rich seconded the motion. All in favor; motion carried.

Approval of BoD Town Hall Meeting Minutes January 9, 2025: Peter made a motion to approve the January 9, 2025 minutes. Scott seconded the motion. All in favor; motion carried.

President's Report – given by Peter Ingrassia:

1. The annual meeting will be held March 24, 2025 at Bayside Community Church, the same location we've had our annual meetings at for the past two years. Information packets will be going out January 23rd that will have meeting details.
2. There were no suggested CC&R changes from the residents; however, the board is recommending a change for payment timing for all assessments to 30 days from written notice. This recommendation will be placed before the residents for a vote in the coming election.
3. We will have 4 open board positions to fill in 2025. Peter encouraged residents to consider running for the master board. The intent to run form will be part of the initial annual meeting information packet residents will receive soon. Electronic voting will also be available, as was last year.

Treasurer's Report – Brian Fischer:

Brian reported that as the end of December, total assets were \$1,926,432, of which operating cash was \$802,010 and reserves were \$1,1124,422. These totals are impacted by the significant number of homeowners that have paid their annual dues. Importantly, we ended the year approximately \$56,000 ahead, or positive, of our reserve plan recommendation of \$1,067,698.

2024 fared much better than expected. The known error in the budget in the calculation of the Hotwire annual expense and the unexpected hurricane clean-up were off-set with the hard work of the committees to prioritize needs, especially by Sigrid Seymour and the landscape committee, which bore the bulk of the funding needed to offset these challenges.

As such, we are showing an end-of-the-year surplus of \$12,787. The actual amount may vary slightly as final expenses are recorded; however, it is not anticipated to change significantly.

The 2025 budget includes \$410,000 for reserves. As funds are available, and Brian wanted to get them moved into the reserve account and accruing interest as soon as possible, he motioned that the board approve moving the funds from the operating account to the reserve account. Peter seconded. All in favor; motion carried.

Brian stated that he had just received the engagement letter from the auditor. This included the annual audit work as well as our 2024 tax filing. Cost of this work will be \$9,500, which was planned and in the 2025 budget. As Rosedale was late last year in getting the audit done, he did not want to repeat that situation again this year. Therefore, he moved that board

approve Walter and Associates to prepare the 2024 audit and tax return. Chuck seconded. All in favor; motion carried.

Committee Reports:

Infrastructure Committee – Tom Tangney reporting:

Tom requested approval for no more than \$900 to repair the damage fences in the common areas in Sweetbriar and Westbury Lakes. A bid of \$416 has been received for the Sweetbriar repair; the Westbury Lakes estimate has not been received yet, but it is not expected to exceed the requested amount.

Tom is asking for approval now so we can get on USA Fence's schedule. This will be a 2025 reserve expense. Sigrid moved to approve expenditure. Rich seconded. All in favor; motion carried.

Tom stated that two contracts were received from Crosscreek:

- \$19,655 for bank repair on Pond 12. This project was postponed from late 2024 to early 2025 due to potential budget constraints. Chuck moved to approve this reserve expenditure. Sigrid seconded. All in favor; motion carried. Chuck recommended this be charged against the 2024 reserve budget as funds were still available.
- The invoice for the remediation of three erosion areas in the Links (Baltry Court, Carnoustie and Loch Lomond) has been received. This project for \$14,780 was approved by the board in November, but we just received the invoice for payment, so no further approval is needed. This too will be a 2024 reserve expense.
- With the issuance of the required down payment for these two projects, it is expected that work will begin late January / early February.

A deposit of \$4,390 has been paid to ANJ for the conversion of v-grate inlets to open throat inlets on 52nd Dr E. This will allow ANJ to order the new drains. Once received, ANJ then will fabricate the cement collars needed for each drain and do the installation. This project was approved in 2024, but delayed due to budget concerns as well. As this project will be completed in 2025, this will be budgeted against the 2025 reserve account. Once the drains are received, we'll get a final invoice for total installation costs and bring this to the board for approval.

Replacement mailboxes have been ordered. Approved in December at a maximum of \$1,000, total cost for 16 mailboxes came to \$994.25. Payment will be made from the 2025 operating budget.

The last quarter of the 3-year power washing contract will be focusing on cleaning activities on sidewalks and curbs in the Links and the sidewalks around the SR70 entrance and gatehouse. In 2Q25, we will negotiate a new contract, most likely with a different vendor. Details to follow.

Tom met with a second paving contractor, Asphalt Maintenance. A bid has been received for resurfacing work to address the rippling on 88th St. E, 51st Ter E at the Links entrance, and along Eastwood. This bid is \$24, 000 higher than the previous bid from Parking Lot Services; however, there are differences in the approach to the solution. Both agree on the cause of the problem, which has been identified as a compaction issue, but the two have different methods of repairing the areas. Tom is going to confer with our engineering expert and resident expert for input, then will bring a recommendation to the board.

ARC Committee – Peter Ingraffia reporting:

Peter reported the committee met once in December and reviewed 23 requests, down from the 41 requests in November. Peter stated that updated ARC guidelines have been submitted and are now populated to the Rosedale website.

Peter reported that we have an ARC committee member leaving as they are moving from Rosedale. However, Susan Hetzler has applied for a committee position and Peter felt she would be a nice fit for the committee given her experience. He moved that the board approve the addition of Susan to the committee. Chuck seconded. All in favor; motion carried.

Landscape Committee – Sigrid Seymour reporting:

Sigrid reported that the palms along the Highlands / Links walls by the soccer fields and the irrigation pond is still scheduled to be trimmed by Brown's Tree Service, which was approved in November. Browns is backed up on their jobs due to hurricane clean-up.

Sigrid moved to approve a landscaping charge not to exceed \$4,000. This will be for plantings along the existing walls along 44th Ave and for the removal of dead viburnum, cleaning away moss, and trimming the oak trees behind Pond #1 in the Links and along the 44th Ave extension project in preparation for the fence installation. Work will be done by Teal. Ed seconded. All in favor; motion carried.

Community Access Committee – Rich Toscano reporting:

The radar was out 10 times in the month of December: three times on 87th St, five times on Tobermory, once on 52nd Ave E and once on Royal

Dornoch. There were 79 speeders identified: 38 on 87th St, 34 on Tobermory, 4 on 52nd Ave and 3 on Royal Dornoch. The report was sent to the compliance committee.

The committee met with the infrastructure committee to discuss 44th Ave gate plans and timeline. The committee responded to two resident complaints regarding notification of someone coming to their residence that were not on their lists.

During the month of December, the committee processed 25 requests, 14 of which were related to leases, access, warranty deeds and barcodes, and the remaining requests handling communications committee support, compliance committee support and resident/attendant issues.

Rich reported that issues with the new TekWave system have quieted, as most residents are getting use to the new system. Anyone with issues seem to be those that are just getting back to Rosedale after being gone for the summer season.

Rich provided some updates from comments made at the January 9th Town Hall:

- We have received the verbiage needed for signage to alert those with clickers that they cannot use them in Rosedale. Infrastructure committee will take this info and work with sign vendor.
- The camera equipment needed to replace the malfunctioning units in the gatehouses should be arriving in the next several weeks and be installed.
- Request was made to raise the blinds in the 44th Ave. gatehouse in the afternoon. This will be done from late morning until the following morning.
- Issue was raised with delivery vendors – especially Door Dash – coming into Rosedale without being on a resident’s list. Potential issue if a vendor working at a resident orders delivery via Door Dash. Delivery will most likely be to vendor at the homeowner’s address, but Door Dash will not be on the homeowner’s list. Need to work on this more.
- Will implement new policy whereas guests without a QR code will be required to show ID. Working on similar policy for Uber and Lyft drivers.

Lastly, Rich wanted residents to be aware of potential issues that can occur, especially at the SR70 gate, if residents do not properly enter vendors into the system. Recently, a vendor came that was not on resident’s list, so gate attendant tried to call resident. 4 different phone numbers were listed, with

none of them responding to the attendant's call. However, issue was the back-up at the gate that it caused. If this back-up reaches to SR70, the gate attendant is forced to open the barrier arms until back-up is cleared. In the future, attendants will only call the first 2 numbers and then move on. Residents are encouraged to review their TekWave profile and ensure that the best two numbers for contact are properly entered.

Communications Committee – Ed Mazer reporting:

Ed reported business as usual for the month of December for the committee. 8 blanket emails were sent to the community in December. The committee responded to 14 inquires, and 11 homes were visited to get email addresses for the database. Ed encouraged anyone hearing their neighbors not receiving Rosedale email information to have them contact Ed to get on the mailing lists.

Lighting Committee – Chuck Allen reporting:

Chuck reported that there was nothing new to report this month. The committee will be looking at replacing the carriage lights at both gatehouses in early 2025.

Community Standards and Practices: Nothing new to report for this month. Ed thanked Scott for his work on the proposed CC&R wording change.

Insurance Report:

Brian stated that there was nothing new to report. Team is working to consolidate renewal timing on remaining policies, which will be in October.

Compliance Committee – Fred Booth reporting:

The committee reviewed the December speeding list received from the Access Committee. There were 8 fineable speeders in December – all residents. 6 of the speeds were less than 35 MPH, and two were above 36. Therefore, there were 6 residents with \$25 fines, and 2 residents with a \$100 fine.

For the Rosedale Golf and Country Club, there were a total of 15 speeders in December. However, all were outside golfers. Therefore, there were no fines assessed against the Rosedale Golf and Country Club for the month of December

There were 42 vendors found speeding; access committee will be addressing this directly with the vendors.

Fred recommended the board assess the fines to the residents 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. Ed seconded. All in favor; motion carried. Peter moved to approve the committee's recommendation for the 6 individuals with a \$25 fine and the 2 individuals with a \$100 fine. Ed seconded. All in favor; motion carried.

There were several items listed in the committee report regarding past violation notices, but it was reported that all had been cured.

Fred reported that the January 10th hearing was canceled. Anyone receiving a fine for November or December can appear and be heard at the February 14, 2025 Hearing. Scott asked if a letter had been sent to those individuals with violations from November notifying them as such. Christine Farnham confirmed that they had.

Fred stated that the Hearing Committee could use a couple more volunteers.

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

Fred, Chuck Allen, and Scott Boyd met with the new District 5 Commissioner Bob McCann on January 16th at the commissioner's office to discuss our concerns regarding the extension of Lena Road south and the potential impact to our SR70 entrance. They also discussed the traffic signal to be installed at the 44th Ave entrance and the fence being constructed along 44th Ave, as we potentially may need the Commissioner's assistance in gaining access to the area from the construction zone. Commissioner McCann agreed with our concerns and seemed to be very supportive of any and all measures needed to ensure the safety of our two entrances. He is a resident of River Club so is well aware of the area and traffic concerns. The team informed Commissioner McCann of the work the RCC has done with the Florida DOT regarding the traffic situation at Lena Road and SR70, and the potential meeting with them in early March. Commissioner McCann said he would like to be a part of that presentation; we will keep him apprised.

Current plans call for 44th Ave to be opened by the end of 2025, including the round-about at Lena Road and subsequent traffic southbound. Commissioner and our committee will continue to work with county on plans to limit traffic and protect the Rosedale SR70 entrance.

Manager's Report – Christine Farnham reporting:

Christine provided a report on various projects and issues. Many items on her report were covered in committee reports. What was not will be noted here:

- Damaged tiles on the SR70 gatehouse and the 44th Ave gatehouse: Christine is getting additional vendors out for inspections and potential estimates.
- Question was raised about the next round of inspections due to SWFWMD. Sigrid will work with our engineer to determine certification needs.
- Christine noted that RPM will be holding certification class training for the HOA, and both master board members and local HOA board members are welcome to attend. The first session will be February 21, 2025 from 8:00 am to 12:00 pm, and it will be a virtual class. There will be a second, in-person session May 2, 2025 from 8:00 am to 12:00 pm at the St. Pete Marriott.
 - Scott Boyd had already attended a certification class, and asked if the training would be just covering the things one was supposed to know, or provide some answer and details on things that needed to be done. He suggested providing questions beforehand so those areas could be addressed as part of the training and avoid potential follow-up sessions. As Scott now knows those potential issues and questions, he will work with RPM to provide these for the upcoming training sessions.
- These will be board certification classes, which the state is now requiring. New state law also requires 4 hours of continuing educational classes; however, content and requirements for this are still being developed by the state. Stay tuned!
- Christine stated she is working on an internal records retention policy with RPM senior leadership.
- The first notice for the 2025 annual meeting will be mailed January 23rd. This packet will have the intent to run form for those wanting to run for the open board positions. Deadline for returning this form to RPM is February 12th, with a deadline of February 17th to provide a resume.

With no old business to discuss, and all new business handled in the committee reports, Peter opened the meeting to any resident's questions. Susan Hetzler had three comments:

- Susan asked if dry pond #5 in the Links was to be mowed – it has not been done yet. Sigrid will follow up.

- She asked for more detail on how the banks were going to be repaired on pond 12. Sigrid replied that it would involve dredging dirt from the pond and bringing it back up to the banks to restore them.
- She stated that she had taken some continuing education courses (CEC) but was unable to get certification for taking them, as it appeared that only CAM's were eligible for certification. Christine responded that that was the issue right now that the state was working on. It's possible the CEC curriculum for board members may be different that the needs for CAM, so we need to wait for them to provide the material for such training / courses.

Bill Moran had several comments:

- Bill thanked the board for the recent Town Hall on the 44th Ave entrance plans. He found it very informative and beneficial.
- Bill stated that the pond restoration technique was called geo-tubes. He asked if the repairs were just behind the homes or did it extend to the golf course. Sigrid stated that it was just behind the resident homes.
- Bill was concerned about the different numbers reported for speeders between the Access committee report and the Compliance report. Chuck stated that he would take responsibility for that confusion. He compiles the data for the compliance committee to review and provide recommendations back to the board, and the vendor and un-identified speeders are not noted. He will do a better job of distinguishing this for future reports.
- Bill appreciated RPM extending the certification training to the local HOA's.
- With all the work the RCC has been doing with the county and state regarding traffic conditions and safety concerns, Bill asked why the board did not add them as a sponsored committee.
- Bill was glad to see the recommendation to extend payment terms to 30 days, but he was concerned if this would match up with the payment timing within Vantica. He thought that electronic payments only pulled on certain days, and thought there could be a potential that there still could be a late payment due to these potential restrictions. Christine will follow up to ensure everything aligns as it should.

- Bill noted that the agenda was updated and changed at 1:38 prior to the meeting, making it difficult for anyone to sign up prior to speak to an agenda item.

Ed Mazer had a comment. As a resident, he felt the recommendations to add swing gates and additional video would be a significantly improve the security position at the 44th Ave entrance. This, coupled with the potential labor savings, would provide added relief to the annual budget, which many residents have asked to bring down costs.

With no other resident comments and all agenda items covered, Ed moved to adjourn the meeting. Sigrid seconded. All in favor; motion passed. Meeting adjourned at 3:44 PM.

The next Board of Director's meeting will be Thursday, February 20, 2025.

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