

Minutes of the Rosedale Master Homeowner's Association Board Meeting

May 9, 2024 – via Zoom

The Rosedale Master Homeowner's Association Board meeting was held Thursday May 9, 2024 via Zoom.

With a quorum present, the regular monthly board meeting was called to order by President Peter Ingrassia at 2:02 pm. Notice was posted in accordance with Florida State Statute 720.

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

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

President's Report – given by Peter Ingrassia:

1. The Board has begun the process of consolidating our CCR's as discussed in previous sessions. Our Association attorney will take all effective CCRs and amendments and consolidate into one document such that it will be greatly easier to read and find out needed information.

The process starts at the root declaration and amendments, and then compiles the declarations based off each subsequent amendment. That is all then put into an easy-to-read word document. The consolidation is not an official document. The official documents remain as they are recorded with underlines and strikethroughs.

2. The CC&R amendment changes approved at the March 2024 annual meeting have been officially filed and are now part of our governing documents.
3. We've been having a problem with the paper pass printers at our gatehouses. We were told they could not be fixed and would need to be replaced. However, our resident guru – Jim Lamy – had a go at the SR70 printer and was able to fix it! Jim will be looking to do the same to the 44th Ave. printer Friday. Special thanks to Jim for fixing this aggravating problem.
4. Peter announced that our current property manager, Paul Taylor, will be assuming a new role, and Rosedale will be getting a new full-time property manager. Christine Farnham will officially begin Monday, May 13th and will work with Paul on the transition. Christine brings a wealth of knowledge and experience to the position, and we're excited to bring her on board.
5. As previously announced, Bob Eisenbeis is resigning his position on the board effective May 31, 2024, as he will be moving out of the community. Peter thanked Bob for his

many years of volunteer service to Rosedale – both under the developer-controlled board and afterwards as a member of the homeowner’s board – and that he will be greatly missed... Peter announced that Brian Fischer will be stepping up to be interim treasurer. Brian has an extensive background in finances and analysis that will lend itself well to this position. He will be working closely with Bob in the coming weeks. Peter moved to approve Brian as the interim treasurer. Ed Mazer seconded. All in favor; motion carried.

6. With Bob’s resignation, there now is an opening for a board position. Communications have been sent to all Rosedale residents stating any interested parties should send in a resume to be considered for the position. Deadline for submission is Friday, May 10th. Three board members – Ed Mazer, Rich Toscano and Brian Fischer – will interview the candidates and make a recommendation to the board for this open position. It is hoped that this can be presented and filled at the June board meeting.

Treasurer’s Report – Bob Eisenbeis:

Bob reported total assets of \$3,255,534, with \$1,491,352 in reserves, and \$1,654,604 in operating cash. Exact details can be found on the Rosedale homeowner’s website under the Governance tab, Committee Reports for May.

There are two account issues that need rectified – a missing Allied invoice for \$36,678 and two Hotwire invoices totaling \$1,775. Per our auditor’s recommendation earlier this year, the Hotwire door bonus was moved from the reserve account to an operating savings account where the funds would be distributed over the length of the contract. Bob stated that these funds needed to be allocated for 2024.

Bob raised two issues for the Board to consider:

1. At last month’s meeting, Bob recommended that we update the 2022 reserve study. We now have a quote for this work at \$2,500. Bob moved that we hire Reserve Advisors to provide this update. Brian Fischer seconded. All in favor; motion carried. Bob stated he would be reaching out to the committee leads to get input for the study to ensure we’re capturing current developments, such as the 44th Ave. / Lena Road construction projects and potential impact to the community, and the recent efforts to develop solutions to flooding issues on 88th St. E.
2. Bob circulated the investment policy that has been in place since 2022 with the changes that have been made via suggestions from the board and advisors. Bob stated the changes were minor, with the overall principles remaining:
 - Investment objectives and guidelines - all investments should:
 - o Ensure the safety of the principal
 - o Provide adequate liquidity
 - o Maximize yield

- The funds should be made primarily in these types of investments:
 - o FDIC insured deposits including federally insured accounts and CD's not to exceed the \$250,000 insured limit per bank.
 - o Money market funds that only invest in US government securities
 - o US Treasury securities

Peter Ingraffia asked Tom Ufer from Morgan Stanley, who was attended the meeting, if he had any comments or suggestions. Tom stated he felt the investment strategy was a very solid plan working within the windows of our objectives for safety, liquidity and maximizing yields. While there is the potential for interest rates to drop, and therefore longer-term investments to be more attractive, his personal opinion was that it was not going to happen and we should stay the course. He reiterated that the ladder strategy currently employed (investing in 1-month, 2-month, 3-month and 4-month maturity investments) provided respectable returns while allowing for accessibility to the funds if and when needed. After this discussion, Peter Ingraffia moved to approve the new investment policy. Ed Mazer seconded. All in favor; motion carried. Bob stated that the board should review the policy every year to ensure plan is adjusting to the market conditions.

Committee Reports:

Roads Committee – Tom Tangney reporting:

Tom requested board approval for \$2,941 to USA Fence to repair and extend the gate and chain link fence separating Westbury Lakes from Lena Road and the clinic located at the NE corner of Lena Road and 54th Dr. E. This includes repairs to the existing gate and an additional 42' of fence to the hedge/ridge of the pond where a fence use to be. Chuck Allen moved to approve the expense. Peter Ingraffia seconded. All in favor; motion carried. This will be a reserve expense.

Tom requested \$555 to Solar Vision Window Tinting to tint the east and north windows of the 44th Ave. gatehouse. The new slider door – which should be arriving by the end of May and installed shortly thereafter – will greatly improve heat transmission on the west side of the building, but placing window tint on the other windows will further improve heat transmission, making it easier for the AC unit to keep up and be more efficient. Rich Toscano moved to approve the expense. Peter Ingraffia seconded. All in favor; motion carried.

The bid and scheduling for installation of two No Parking signs and posts on the north side of Malachite between Tobermory and 51st Ter E is in progress.

Tom and Sigrid met with the engineer to discuss the addition of riprap / fill to the repaired pillar at the entrance of North Bridge. The engineer felt plants and vegetation would be a better long-term fix to hold the soil in place. Landscaping will look at recommendations. Tom also had engineer look at a depression at 88th & 49th that could be a similar situation as what was found by the golf cart crossing path on 88th. He also looked at a pot hole at the end of 88th at the cul-de-sac. The engineer stated the underlayment appeared to be fine – the asphalt had just been worn

away. It would require removal of the existing asphalt and re-patching the area. Engineer will work with vendor to submit bids for repairs.

A few items remain for repair on the punch list for the sign vendor. They will also be removing the post stub at the intersection of Carnoustie and Tobermory. Once these are completed, a final review of the work will be completed and final payment will be authorized.

Rich Toscano asked if the committee had looked into a resident request regarding trucks on 88th trying to turn around in the intersections rather than going to the end of the street and making the turn at the cul-de-sac. Tom stated that the committee had, but had not come up with a viable solution. Questions came up as to where and how often a sign would need to be placed, if they needed to be placed in other areas of Rosedale, and just how effective they might be. Committee will continue to evaluate.

Tom added that the depression on 87th St by the clubhouse is being looked at by the county. They will scope the sewer line to determine if there is any leakage or damage that may be impacting the roadway. If so, then the county will repair. If not, it will be up to us to repair the roadway. Tom also asked them to look at the recently re-constructed manhole cover in this area, as it appeared to be higher than the roadway and was a significant bump. County will look at it and determine if it is within their parameters.

ARC Committee – Peter Ingraffia reporting:

Peter stated that 27 requests had been reviewed in April, up significantly from the 17 requests in March but consistent with other years. There are no items remaining on the under-review list.

The committee updated information on the Rosedale ARC website to make it more user friendly and intuitive. They also discussed recent CC&R amendment changes in relation to the ARC process.

Landscape Committee – Chuck Allen reporting:

The team has two funding requests this month:

- Chuck moved for approval of \$162 to Brightview to replace failing plants in the Westbury Lakes cul-de-sac. Ed Mazer seconded. All in favor; motion carried.
- Chuck moved to approve \$3,200 to Teal to plant fifteen 15-gallon Pitch Apple plants along the 44th Ave. wall where there currently are gaps. 5 plants will be planted at the east end of the Baltry wall leading up to the wetlands areas, closing that gap. 10 plants will be planted at the west end of the wall behind pond #2 where invasives were removed and created a gap between the wall and the wetlands area there. Teal will be able to access water from nearby lines to water these new plants. Ed Mazer seconded. All in favor motion carried.

There were two other funding requests in the original committee reports, but these two (summer annuals and benches) were delayed to next month for budgeting purposes.

Status of previous projects:

- Dead Viburnums were removed at the Victoria Court entrance monument and new ones planted.
- Pine straw was refreshed in various beds – the entrance to the Highlands, 88th St. Viburnum hedge, and the SR70 gatehouse.
- The table and benches have been moved onto the large pad in the dog park. Another Shady Lady tree was planted near the pad to provide additional shade as it grows.
- The first treatment of fire ants appears to have worked well – there are no sign of fire ants. Will continue with recommended treatments to try to solve issue long term.

Future projects the committee is working on:

- Palms are slated to be trimmed in July.
- Initial quote to oversee dog park with Bahia is excessively expensive. Committee will look at less costly alternatives such as Frog Fruit, Sunshine Mimosa, or Peanut grass to fill in.
- Brightview has provided a proposal for planting 12 new trees in Eastwood Park and remove two failing trees. Prior to moving forward, committee will meet with Landscape Architect to review area and get their opinion for best course of action.
- Meeting is scheduled with the Manatee County Grant Committee on May 16th to review the 44th entry enhancement plans. They will share the three bids received and determine what the next steps are to continue the application process.

Storm Water Management Committee – Chuck Allen reporting:

There is nothing new to report for April.

Community Access Committee – Rich Toscano reporting:

The radar was put out 13 times in April: 3 times on 87th St., 5 times on Tobermory, twice on Royal Dornoch, once on 96th St, and twice on 52 Ave E. There were 110 speeders identified: 27 residents and tenants, 25 guests, 20 vendors, 17 club related, and 20 that could not be identified. Of the speeders cited, 89 were at speeds less than 35 mph, 21 were at speeds less than 44 mph, and no speeds were recorded exceeding 45 mph. The report was sent to the compliance committee.

Rich reported the Speed Calming committee met to establish objectives, identify areas of concern, and methodology for corrective actions to curtail speeding in the community. Next step is to schedule a meeting with the Manatee County Sheriff's Office to determine if there are measures we should be taking and have not considered or if the actions we're pursuing are in line with what other communities may be doing.

We've been having issues with the paper pass printers not working at the gatehouses. New IQ tried to resolve the problem over the phone but was unsuccessful, and their response to on-site technical support is unacceptable. As noted in the President's Report, Jim Lamy was able to fix the SR70 gatehouse printer so it's working again, and he will see if he can get the 44th Ave. printer working Friday.

Phone in both gatehouses became inoperable and required replacement. New phones have been installed. The Malachite pedestrian gate is still not working properly. We've had a handyman look at it, but they have not been successful solving the problem. Further work needs done.

During the month of April, the committee processed 39 requests, 24 of which were related to leases, access, warranty deeds and barcodes, 6 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.

Discussion turned to a review of the security proposal from Securitas. Committee has reviewed other communities and received favorable responses as to how Securitas operates and responds to issues. Committee had submitted detail report of two different proposals, complete with upgrading the software systems. A cost analysis was provided showing our current costs for security, and what the new costs would be moving to Securitas.

At \$481,000 / year, the security attendants are our second largest expense and accounts for almost 19% of the budget. Moving to Securitas would be slightly more expensive if we stay as-is. Securitas offers 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 resident system for vendor and guest entry is very user friendly.

Securitas provided two options – one providing service just as we have, and a second option which would have reduced manned-presence during late-night hours at the 44th Ave gate. This option provides overall savings verses our current costs, and savings vary dependent on the number of days we would have this un-manned shift. If this proposal is deemed viable, additional security measures would need to be taken at the 44th Ave. entrance area.

Now that we have all this data and numbers, board can begin to make a rational decision as to what course to take. This information will be provided to the residents so they are aware of the situation and proposal and be able to provide feedback as well.

Communications Committee: Ed Mazer reporting:

Ed reported that 5 new homeowners were welcomed into the community by the welcoming committee. The committee responded to 16 inquires in April. 4 email blasts were sent out to the community during the month of April. Several areas were updated on the Rosedale Master HOA website.

Lighting Committee – Chuck Allen reporting:

Two light fixtures are broken at the end of the Sweetbriar cul-de-sac. Repairs will be made Friday, May 10th.

2024 Holiday Lighting contract has been received by Trimmers. Downpayment is due September 1, 2024. Committee is reviewing to ensure pricing is in line with the agreed upon contract in 2023. Plan is to present to board for approval in June.

Committee is looking at new light fixtures for both gatehouses, as current fixtures are breaking.

Community Standards and Practices – Ed Mazer reporting:

There is nothing new to report. The committee has been tasked to take up a review of our Bylaws and make recommendations for any changes to the board.

Insurance Report – Brian Fischer reporting:

The Fidelity Bond / Crime Policy was renewed starting May 7, 2024. Renewal cost was \$2,077, which was \$316 less than last year's cost. There are no changes to policy limits, so an unexpected but welcomed decrease in policy cost. Brian moved to approve the new policy renewal. Peter Ingrassia seconded. All in favor; motion carried.

The next policy up for renewal is the Workman's Comp coverage, which renews on June 16th. Previous year's cost was \$565; we do not expect any significant change in the cost of renewal. As policy comes up for renewal prior to the next board meeting, Brian moved to approve renewal of the policy. Ed Mazer seconded. All in favor; motion carried.

Compliance Committee – Fred Booth reporting:

Fred provided a report of the Hearing committee, which met May 3, 2024. Committee affirmed all the March speed violations for both residents and guests and the Rosedale Golf and CC.

The compliance committee met on May 7, 2024 and reviewed the April speeding list received from the Access Committee. There were 43 speeders in April, with 25 residents, 2 tenants and 14 guests. One resident was found speeding twice and one guest was found speeding twice. There were two first-time guest found speeding; they will receive a warning letter, as their speed was less than 35 MPH. 4 residents and tenants had speeds in excess of 35 MPH. This breaks down to 37-\$25 fines for residents and guests with speeds below 35 MPH and 4-\$100 fines for residents and tenants with speeds in excess of 35 MPH, and two first-time warning letters.

For the Rosedale Golf and Country Club employees and off-site members, 5 off-site members were found speeding less than 35 MPH during the month of April. Per the guidelines, those less than 35 MPH receive a \$25 fine. Total of fines to be assessed to the club is \$125.

Fred recommended the board assess the fines to the residents and the club per the speed infraction guidelines. Peter Ingrassia moved to waive the reading of the names of the speed violators; however, addresses would be published in the official meeting minutes. Ed Mazer seconded. All in favor; motion carried. Peter Ingrassia moved to approve the committee's recommendation for the 37 individuals with a \$25 fine, the 4 residents and tenants with a \$100 fine, and the two warning letters. Rich Toscano seconded. All in favor; motion carried. Chuck Allen moved to approve the Rosedale Golf and Country Club fine of \$125. Ed Mazer seconded. All in favor; motion carried.

The committee asked for approval to add Paul Green to the Compliance Committee. Peter Ingrassia moved to approve. Rich Toscano seconded. All in favor; motion carried.

A meeting is being set up with RPM, their Vantaca expert, and members of the board and the compliance committee to review reporting within Vantaca. Team will identify what is needed and ensure compliance categories are properly listed within Vantaca. Team would like to see a monthly report showing status of violations so proper follow-up can be done.

Committee is also concerned with timing on violation and fine notices going out to residents. Peter Ingraffia reiterated that we have a very defined process and timeline that needs to be followed. Committee will review with new PM during upcoming meeting.

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

On May 15th, FDOT personnel will be attending the monthly RCC meeting at the clubhouse and discuss traffic issues and concerns on S70 at our 87th St. intersection and the Lena Road intersection. New traffic patterns are causing issues with drivers merging early into the I-75 turning lanes, as well as increased accidents as eastbound SR70 drivers try to turn onto northbound Lena Road. This issue was discussed at a November 2023 RCC meeting, with the FDOT, and the FDOT will hopefully be presenting some improvement options.

Our county commissioner, Ray Turner, has asked us to work directly with him with any concerns or needs we have regarding the ongoing 44th Ave / Lena Road construction project. Our efforts to contact the planning department have not been successful, as they are so busy with all the various projects going on throughout Manatee County. Therefore, Mr. Turner has offered up his services for any informational needs we may have. He has asked that Fred be his contact person.

Chuck Allen provided a wall/fencing security update. As reported in the Landscape Report, plantings will be installed to close gaps along the Baltry wall and pond #2 wall where they adjoin wetlands areas. The gaps in the hedges behind pond #1 will need to be evaluated as to closure, as they may need to be there for repair access to the pond. If so, an access gate will be part of the wall discussion.

Update on progress of potential wall construction:

- The area behind pond #1 that we are considering for a wall is approximately 700' long
- For comparison, the wall behind pond #2 next to it is approximately 600' long.
- Have determined existing walls are pre-cast cement panels inserted into upright pillars. Pillars are currently 10' on center.
- Have met with one contractor on-site, and met with second Wednesday, 5/8/24.
- Have identified 5 different pre-fab cement companies that make walls. Contacting them to determine if they also install walls and get additional information. Some insights so far:
 - o Our wall "width" is old style – new wall widths are 12-20' wide panels. Advantage of wider panels is less pillars, and therefore less cost, as each pillar will need deep footings to support the wall. As a comparison, a 700' wall with 10' on-center pillars would need 69 "middle" pillars and 2 end pillars. A 700' wall with 20' on-center pillars would need 34 "middle" pillars and 2 end pillars.
 - o Several of the companies talked to so far both manufacture and install using their own crews. Lead times for a job our size are 6-8 weeks after permitting.
 - o The permitting process can be the longest time slot.
 - o We will probably need to hire a civil engineer to determine IF we can build a wall, a surveyor to determine exact location of our property, and then an architect to design the wall.

- We are discussing with each of these companies if they supply these services as well.

Update on potential wall / fence at far west end of Baltry Wall:

- The west end of the Baltry Wall ends at the gas easement area on the west end of ours and the golf course's properties.
- We can't build a wall on their property.
- However, the gas company currently has a locked gate and fencing blocking entrance into the easement area at the south end of this easement (off of Lena Road).
- Assuming the gas company and the county will want to restrict access to this area on the north side just like they do on the south side. (They didn't need to worry about public access on the north side until the 44th Ave. construction project).
- Committee will meet with county and gas company officials to determine if they are going to build such a gate closure.
- If so, will recommend they go from our Baltry Wall to the fence opposite the easement area, thereby effectively securing our northern border.

Pedestrian entrances at 44th Ave gatehouse:

- Currently we have a gate at the sidewalk at the SR70 entrance, but not at the 44th Ave. entrance.
- Have received estimate from USA fence for fencing and gate on both sides for 44th Ave.
- Fencing will deter but not totally restrict access, just as it is at the SR70 entrance.
- Have some follow-ups with the manufacturer as to additional details / specs of fencing. Meeting with vendor Monday, May 13 to review.

Brian Fischer asked that as we spoke to these various vendors, we try to get an idea of repair costs for the walls. He will use this in evaluating the need to insure our walls, or what portions of our walls should be insured or not.

Manager's Report – There was no manager's report

With no old business to discuss, Peter Ingraffia moved on to new business. Most of the new business items had been covered during the various committee reports except the committee list. Chuck Allen stated that there were several committee members who were no longer on the committees and list had been updated. It would be further updated with the addition of Paul Green to the compliance committee, and copies would be circulated to the board and RPM for official record.

Ed Mazer wanted to discuss an idea for the speed calming measures. He proposed we charge guests directly for speeding rather than the homeowner. He recognized there may be no legal way Rosedale could collect. He suggests complaint letters be sent to the homeowners to forward to their guests. He suggests we should look at repeat offenders and possible do more drastic measures such as restricting access. The same treatment could be applied to the club as well. While a big change, he believes the community would welcome it. Rich Toscano commented that if we enacted the new Securitas system, we would be able to gather the data Ed suggests, but

as it stands now, it is not consistent. Chuck Allen commented that this idea has been advanced before, and that this was the purpose of the speed calming committee. He suggested we let them do their due diligence and bring a comprehensive plan back to the board to consider.

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

Dave Kuchinski asked if there was any data or report that showed the status of fines assessed. He stated we're talking about fines being assessed every month, but there is nothing ever reported as to what has been collected or what may be overdue or delinquent. He stated he thought we had rules in place for additional penalties for fines not paid, but were these being approved by the board and being enforced? Paul Taylor of RPM stated that we do have access to that data within Vantaca. Will look at potential of developing a summary report.

Gary Corey was concerned about a resident on Royal Dornoch that had a trampoline in their back yard. Home sits on a corner lot, and while trampoline is not visible from the front yard, it is visible on the side street. Gary felt it should be screened. He had brought forth his concern but was told our CC&R's are very specific. They state sporting equipment must be placed in the rear yard – it does not specify anything about being viewed from the side or being screened. Gary disagreed. He has spoken to the homeowner about putting up a hedge, but homeowner is planning on putting in a pool in near future, so planting a hedge now that would have to be removed later didn't make sense, so declined to do so. Gary challenged the interpretation of the rule and asked the board to reconsider.

With no other resident comments and all agenda items covered, Ed Mazer moved to adjourn the meeting. Rich Toscano seconded. All in favor; motion passed. Meeting adjourned at 4:21 PM.

Chuck Allen, Secretary

Date

Speed Violations for Month of April 2024

First-Time Guest Warning Letters

Address	Address	Address
10015 Marbella Dr	4932 96th St E	

Up to and Including 35 mph:

Address	Address	Address
10319 Eastwood Dr	4757 Royal Dornoch Cir	8760 52nd Dr E
9723 53rd Terr E	9833 Marbella Dr	8525 54th Ave Cir E
8724 52nd Dr E	8769 49th Terr E	4410 Baltry
10644 Glencorse Terr	4694 Royal Dornoch Cir	9924 Carnoustie Pl
9743 53rd Dr E	5820 54th Ave Cir E	8738 49th Terr E
4608 Tobermory Way	5208 97th St E	10644 Glencorse Terr
8714 52nd Ave E	4903 96th st	4839 Royal Dornoch
5015 96th St E	4610 Royal Dornoch	9810 Carnoustie Pl
9826 Carnoustie	8640 54th Ave Cir E	10644 Glencorse Terr
4822 88th St E	8741 49th Terr E	4839 Royal Dornoch
9620 Carnoustie Pl	5236 88th St E	9810 Carnoustie Pl
9822 Carnoustie Pl	4845 88th St E	5026 Tobermory Way
4842 Royal Dornoch Cir		

36 – 44 mph:

4618 Royal Dornoch	8622 51st Terr E	10216 Eastwood Dr
9904 Marbella Dr		

Rosedale Golf and Country Club Employees and Off-Site Members

	Number of Infractions
Up to and Including 35 mph:	5
36 – 44 mph:	0
Greater than 45 mph:	0