

From: Ed Mazer, Communications Committee <Communications@RosedaleMHOA.com>
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To: Edward & Charlene Mazer
Subject: Recap of Dec 19, 2024 Board of Directors Meeting



Rosedale Master Homeowners Association

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Recap of Dec 19, 2024 Board of Directors Meeting by Chuck Allen

This is a recap of the December Rosedale Master Homeowner's Association Board meeting held Thursday December 19, 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 Ingrassia at 2:03 pm. Notice was posted in accordance with Florida State Statute 720. Including board members and Resource Property Management, 30 people were in attendance.

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

Approval of BoD Meeting Minutes November 21, 2024: Ed Mazer made a motion to approve the November 21, 2024 minutes. Rich Toscano seconded the motion. All in favor; motion carried.

Approval of BoD Special Budget Meeting Minutes December 11, 2024: Chuck Allen made a motion to approve the December 11, 2024 minutes. Scott Boyd seconded the motion. All in favor; motion carried.

President's Report – given by Peter Ingrassia:

1. Milton clean-up is about complete. Mark Dover and his Teal crew did a great job of getting Rosedale taken care of in a timely manner.
2. On December 11, 2024, the board approved the 2025 budget. Assessments have been mailed to residents. The due date is January 1, 2025, with late fees occurring after January 10, 2025. For those paying via ACH, Vantica has been updated with the 2025 fee and you can pay electronically if so desired.
3. The Speed Calming committee will be meeting in early January to continue their work. As was previously reported, the board approved speed cushions in September but differed implementation until 2025 due to budget concerns. Committee will be meeting with the vendor to get these ordered and installed along 87th St. E.
4. Our annual meeting will be March 24, 2025 at the Bayside Community Church, the same location we've had our annual meetings at for the past two years. Information packets will be going out in January. We will have 4 open board positions to fill in 2025. Peter encouraged residents to consider running for the master board. We'll be asking for candidates to submit their resumes and qualifications in January.

Treasurer's Report – Brian Fischer:

Brian reported that as the end of November, total assets were \$1,769,099, of which operating cash was \$617,044 and reserves were \$1,152,054

As reported last month, the additional expense of Hurricane Milton clean-up has put a strain on discretionary spending. We are also over budget on Access Control, utilities, and CAM in the amount of \$10,565. As such, available cash for the rest of the year is limited.

Brian reported we have received our 30-year reserve funding plan based on the board approved assumptions of 3% inflation and 4% investment return and reviewed the spreadsheet with the board. Bill Moran had asked to speak to this topic prior to the meeting, and Peter acknowledged him to speak.

Bill stated he was not suggesting the board not approve the study, but he did have a few comments and questions:

1. In the 2022 Reserve Study, there was a section outlining the component details. This was not found in the 2024 study. Bill asked if the same components were being considered. While one can see the expenditure changes, he felt one needed the component information as well. Brian stated he would investigate why the 2024 report was different.

2. In the 2022 study, the recommendation was to update the reserve study every 2-3 years. The 2024 study recommended every 1-2 years. Bill wondered what the rationale was to make that change. Brian will follow up.
3. Bill would have liked to have more information as to what was driving the changes. For instance, in the 2022 study, the recommendation for reserve dollar input for 2025 was \$330,000. Now, 2024 study recommends \$410,000. Brian stated that interest rate changes and inflation rate changes have an impact on the numbers, as well as updated economic cost factors. For instance, the 2022 study was based on a 2% inflation rate and a 4.5% interest rate. The 2024 study is based on a 3% inflation and a 4% return on investments.
4. Bill asked why the 2017 reserve study was not posted on the RPM website.
5. Bill asked what was done with the reserve study. He asked if the comment / component parts of the report were being used by the board and the committees to help manage the community. He felt that right now, it was being used more as an expense parameter. Chuck responded that this was very good comment and committed to using this information more with the infrastructure committee.
6. Bill wondered if it was possible to stabilize the budget and assessments. Overall increase in 2025 is about 8%, with the increase in the reserve contribution being one of the largest contributors.
7. Bill was concerned on overall costs impacting the Links residents. The Links residents have a mandatory golf club membership, which has a 9% increase in the fee for 2025. In the last 5 years, that fee has increased 100%. Bill was concerned that the combination of the Master annual dues and the club annual dues would drive people out of Rosedale.

Peter thanked Bill for his comments. Brian moved to approve the 2024 Reserve Study and funding plan. Chuck seconded. All in favor; motion carried.

Committee Reports:

Infrastructure Committee – Tom Tangney reporting:

Tom reported that the remaining sign and post debris knocked down by Milton has been cut up and removed by the handyman. A bid of \$9,905.83 was accepted from FastSigns of Sarasota to replace these items (approximately 30 signs and posts) and to straighten approximately 20 posts. Several items may be added to this order:

- 1 additional post at Marbella and Royal Dornoch containing a stop sign and street signs that came down during the recent storm (most likely weakened by Milton). This was an old hollow post.
- Additional charges for any leaning posts that have non-obvious damage (i.e., below the grade) and need replaced verses straightening.
- Several damaged metal post bases – primarily in the Legacy and Highlands section – pending identification of source for these bases.

Tom stated that this was the second half of the Milton signage repair project that had been approved for 2024 reserve spending. Chuck moved to approve this reserve expenditure. Brian seconded. All in favor; motion carried.

The painting project has been completed with the exception of painting the gatehouse roofs. An inspection of the gatehouse roofs was completed to determine the approximate age of the existing roof and to consider replacement timing / costs verses painting. There are also some repairs from hurricane damage that may have to be completed. With only one estimate received so far, committee is working to obtain several other opinions and quotes before making recommendations.

5 individual mailboxes were repaired or replaced this month – one by the handyman as it required complete removal and replacement of entire post set, and the other 4 by committee members. Tom recommended that the board approve the purchase of additional mailboxes, not to exceed \$1,000, to replenish our stock inventory. This purchase can be made in early January, and is accounted for in 2025 reserve funding. Chuck moved to approve the purchase. Peter seconded. All in favor; motion carried. Tom will update board on actual expense in January's board meeting.

Projected infrastructure spending for 2025 was provided to the finance committee. Projects such as v-grate replacements on 52nd Dr, drainage and sinkhole mitigation in the Links, 88th St flooding, and various street rippling areas are pending scheduling with our vendors.

ARC Committee – Peter Ingraffia reporting:

Peter reported the committee met twice in November and reviewed 41 requests, up slightly from the 38 requests in October. November requests

continued to see an increase in new cage requests as a result of Hurricane Milton damage. Peter stated that none of the requests were denied or under review.

As reported last month, the committee has agreed if a resident is rebuilding their cage back identically as it was before, then no new ARC is needed. If any changes are made, i.e., a door position is changed, or adding in panoramic view screens, then an ARC form is needed.

Landscape Committee – Chuck Allen reporting:

Chuck 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 last month.

Teal continues to work on Milton cleanup. Latest work was using a boom truck to trim broken branches off trees, remove the oak trees leaning on the Baltry Ct wall, and grinding stumps from downed trees. There is still some tree branch trimming and stump grinding remaining to be done. Expectations are for it to be completed by the end of the week.

There will be an area along 87th where no trimming can be done at this time, due to the eagle's nest. Once the eagles leave the nest – usually sometime in June – we can finish trimming and cleaning up that area.

The tree chip mulch from the hurricane clean-up has been spread along 87th St., and pine straw has been replaced in the common landscape beds.

Chuck stated that the community lost oaks in the dog park and in Eastwood Park, and a bottle brush at the 44th Ave entrance park. Funding has been recommended for these replacements in the 2025 budget.

Chuck reported that the committee has decided to delay the 44th Ave restoration project to 2026 when the 44th Ave extension project is completed. Plants that were previously distressed are recovering better than expected. Therefore, committee will not seek the Manatee County grant in 2025 but defer to 2026 at this time. Brightview will be installing a bougainvillea on the trellis at the 44th Ave monument, as well as fill in with annuals and ixora as is done at the SR70 monument.

Resident's reported fire ants in the dog park. In early 2024, the committee had received approval from a company to treat these areas. One treatment was done, but subsequent treatments were not. Sigrid has contacted the company to resume their treatments, with the first treatment being Saturday.

Community Access Committee – Rich Toscano reporting:

The radar was out 12 times in the month of November: twice on 87th St, six times on Tobermory, and four times on 52nd Ave E.

There were 81 speeders identified: 38 on 87th St, 34 on Tobermory, and 9 on 52nd Ave. The report was sent to the compliance committee.

The community transitioned to TekWave on November 18th, which seemed to go rather smoothly. Most of the support focused on residents not registered or familiar with the new system, and the process of going from Dwelling Live to TekWave. Rich acknowledged all the support the team received from Ed Mazer on this transition.

During the month of November, the committee processed 26 requests, 22 of which were related to leases, access, warranty deeds and barcodes, and the remaining requests handling communications committee support, compliance committee support and a resident/attendant issue.

Rich reported that the network video recorders were down – the 44th Ave gatehouse recorder was not working at all, and the S70 gatehouse recorder is not working properly. Both units are original equipment and need replaced. Cost for these two recorders is \$6,000. Rich stated that he knew the budget was tight for 2024, yet we needed to get these replaced from a security position. Brian stated that he agreed we needed to replace but wasn't sure we'd have funds available for 2024. Chuck stated that we had such repairs in the 2025 budget, and recommended that we pay the vendor in January as a 2025 expense. Rich moved that the board approve the purchase and he will work with vendor on 2025 payment. Chuck seconded. All in favor, motion carried.

Communications Committee – Ed Mazer reporting:

Ed provided the initial results of the gate survey, which was released to residents to respond to late last week. To date, 802 responses have been captured.

1. 75% were in favor of testing for a few weekends.
2. 73.5% were in favor of extending the test for a full week if the weekend test was successful.
3. 71% were in favor of a swing gate at the 44th Ave gatehouse if were to go to a single attendant monitoring both gates during the graveyard shift.

4. 56% were in favor of swing gates at the 44th Ave gatehouse even if there was no change.
5. 62% were against swing gates at the SR70 entrance.

Ed stated that directionally, residents are in favor of testing this concept and we would move forward with the test. Chuck stated that there was a timeline of sorts that we were going to follow. We will have a town hall meeting for residents. We need to ensure equipment is all functioning as needed and expected. Attendants will need to be trained. Once these areas are covered, we can conduct the test. As has been communicated, the gatehouse will be manned during the testing phase. While intent is for the SR70 attendant to handle the incoming traffic, the 44th Ave. attendant will be there in case there are complications, as well as to monitor the rest of the exterior area, as the approved security fencing has not been installed yet. Once that is completed, results will be shared with the community.

After testing is complete, if there are not problems, the Board will survey the community one more time to measure the support for implementing the change.

Ed reported a very busy month of November for the committee, mainly driven by the transition from Dwelling Live to TekWave. 12 blanket emails were sent to the community in November. The committee responded to 24 inquires in November, mostly related to TekWave. Ed reported that 235 residents still are not registered with TekWave. The Welcome package was updated and reprinted, replacing pages covered by Dwelling Live to TekWave. 12 homes were visited to get correct email addresses. The website was updated with the new information on TekWave and a FAQ page was created to respond to resident's questions. Ed added that a new feature has been created on the website that archives past emails and residents can access if they missed them or want to review.

Lighting Committee – Chuck Allen reporting:

Chuck reported that all the landscape lighting has been repaired. However, he recently noticed a section of 87th not working and has reported this to the vendor. Holiday lights were turned on the Saturday after Thanksgiving, and despite of some tough looking palms, they look great!

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.

Insurance Report – Brian Fischer reporting:

Brian stated that the renewal of the property insurance was coming due in January. Expectations are a \$400-\$500 increase, which has been factored into the 2025 budget. Brian will provide details as soon as it is received.

Compliance Committee – Peter Ingraffia reporting:

The compliance committee met on December 10, 2024. The committee reviewed the November speeding list received from the Access Committee. There were 8 fineable speeders in November – all residents. 7 of the speeds were less than 35 MPH, and one was above 36. Therefore, there were 7 residents with \$25 fines, and 1 resident with a \$100 fine. There were also 3 first-time guests found speeding.

For the Rosedale Golf and Country Club employees and off-site members, there were a total of 5 speeders in November - 4 off-site members and 1 employee. All of the speeds were less than 35 MPH. Per the guidelines, the 5 will 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 \$125.

Peter recommended the board assess the fines to the residents and the club per the speed infraction guidelines, as well as issue a warning letter to residents for the first-time guest speeding. 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 7 individuals with a \$25 fine, the 1 individual with a \$100 fine, the 3 warning letters for resident's first-time guests, as well as the \$125 fine to the Rosedale G&CC for their off-site members and employees. Rich seconded. All in favor; motion carried.

In January 2025, visual audits of Rosedale homes will begin, looking at roofs and tree trimming. Those receiving notices of compliance will be expected to take action within four weeks of the date of their violation, or provide evidence to RPM of work to be done by the vendor at a given date. If compliance date is not met, a \$50/day fine would be imposed.

A resident on 53rd Terrace has been parking their truck and trailer on the street overnight. He is a renter, and the homeowner has been notified of the violation. That issue has been resolved.

The committee discussed a home on Carnoustie that is in need of painting and needs to address landscape issues. A violation notice has been sent to the homeowner with a January 3, 2025 comply date. If date is not met, a \$50/day

fine would be imposed. The landscape issues have been addressed, but the painting issue remains.

A small RV van has been parked in the driveway of a home on Marbella, which is a violation of the CC&R's. A violation notice has been sent to the homeowner as such giving them a date to remove the vehicle from the driveway. If date is not met, a \$50/day fine would be imposed.

There was an issue with a homeowner on Tobermory trimming the hedge along the pond back to a 36" height and maintain it as such. This issue has been resolved.

44th Ave. and Lena Road Project Committee – Peter Ingrassia reporting:

The committee will be meeting 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. We will also discuss the fence being constructed along 44th Ave and the potential assistance we will need in gaining access to the area from the construction zone.

Chuck provided comment on the aerial slide showing construction progress across the lake and added details of progress along the rest of the area. He stated these aerial photos could be seen on the Manatee County website. He added that the contract for the fence approved by the board last month has been signed and delivered. He is working with the vendor on timing details and will keep board and community updated.

Manager's Report – Christine Farnham reporting:

Christine provided a report on various projects and issues.

- The electrical box by the Highlands Circle that has an open door – a barrel key is needed to properly unlock and close the door. Keys have been purchased and none of them work! Chuck will reach out to Hotwire and Spectrum to determine if he can get some assistance with this.
- Damaged tiles on the SR70 gatehouse and the 44th Ave gatehouse: SE Roofing will have a proposal later this week. Christine is getting additional vendors out for inspections and potential estimates.

- USA Fence will be coming January 7th to provide an estimate for repair of the PVC fence damaged by Milton in the Sweetbriar area, as well as the fence behind the pond in Westbury Lakes.
- The back flow valve on Royal Dornoch did not pass inspection. Terry's Plumbing will be completing repairs this Friday.
- Our pest control company, NaturZone, has been contacted concerning fire ants around the gatehouses, and additional ant treatments for the control boxes at the Malachite gate.
- While we have one estimate for pavement repairs, Christine is working to gain a couple more proposals for the Infrastructure Committee.
- Window cleaning at the gatehouses has been put on hold due to the potential roof repairs and painting project, as vendor was recommending a deep-clean pressure washing of the building. We will look into resuming the basic cleaning until final plans are made for the roofs.
- Christine is starting preparations for the 2025 annual meeting. She expects to be sending the packets to the board for review soon. Initial packets need to be mailed to residents by January 27, 2025.

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

Michael Axelrod had several comments.

- He thought it was a terrible idea to install automated gates. He stated that they break down frequently and take days to repair. Who would be watching the gates then.
- He thought no test should be done until 44th Ave was completed. He believes we are underestimating the potential impact once that is done.
- He felt survey was affected by people in the Highlands and Legacy sections voting for the proposal as it didn't affect / impact them. He stated he believed once the 44th gates were installed, the same would be done at SR70.

- He also stated he believed the installation of the gates would negatively impact real estate values.

Seth Weiser had several comments.

- Seth asked for a document of the recommendation to disperse the Hotwire door bonus over a 10-year period. Brian stated this was the recommendation of our auditor and we followed the expert's recommendation. Chuck stated that there were tax implications if we did use the funds via a lump sum. It made more sense to allow the funds to collect interest over the time period and be dispersed equally verses taking a massive tax hit and loss of the funds in the short term. Peter added that the experts said to differ, so we differed.
- Seth stated there was a flaw in the survey that allowed a resident to vote more than once. Ed stated that he had identified this issue and the multiple voters. The reality is that it did not materially change the outcome. Prior to the multiple votes being made, survey was running at about an 85% approval rate. The rush of negative multiple votes reduced that to 75%.
- Seth asked what our gate attendants were – guards or attendants. It seemed as both terms were used to describe them. Rich stated that they were guards hired by the security company, but they were unarmed guards whose responsibility was managing the gatehouse and incoming traffic only. They do not chase down violators or confront situations. In those cases, they call the sheriff.
- Seth asked if the board ran their meetings by Roberts Rule of Order. Peter stated we run our meetings by Florida Statute 720.303 and our Bylaws.
- Seth thought there should be term limits for board members and ask if it had ever been discussed. Response was no; it hadn't come up. However, such a change would need a change in our Bylaws.

Poonam Bhogal was concerned about people being able to respond to the survey more than once. She claimed one could not necessarily know if same person was doing such, as one could do the survey from different computers or different locations.

Susan Hetzler had three comments:

- Susan stated that stop sign at Marbella and Royal Dornoch had definitely been blown down during Milton, but some resident propped it

up until it came down in the latest storm. She was glad that it would be fixed along with the other signs.

- She thanked Ed for the added feature on the website that allows residents to access archived emails. It was good to be able to see them and get if they were missed.
- Susan asked if the radar camera was ever put out on Marbella. She stated she walks this area almost every day and sees cars going what she believes to be faster than the 25-mph speed limit. Rich responded that we can easily place the camera there from time to time. We need to find a location that we can place and secure the camera while it is out.

Bill Moran had several comments:

- Regarding the communications equipment throughout Rosedale and the attempt to find someone to close that access door on the Highlands Circle, he stated that he believed much of that equipment was Spectrum's from the time they had cable in the neighborhood. It was their responsibility to maintain, but felt that since they didn't have the cable contract any longer in Rosedale, they were not keeping up on that maintenance. He stated there is a box just north of the North Bridge entrance with wires sticking out of the top with no cover, and he had a box next to his home that needed attention.
- Bill stated that Rosedale would have had a 30% tax rate on the Hotwire door bonus had we taken the funds as a lump sum payment / usage. That potentially could have equated to an \$83,000 tax hit, which has been avoided by dispersing the funds over the 10-year contract period.
- Bill thought the survey was superficial – one couldn't see what the questions were before one started, and at the last question, it closed. He felt there needed to be an area for written comments. He also asked if the committee had contacted the Manatee County School District, as he believed the school bus entered 44th Ave entrance before 7:00 on school days.
- It had been reported that the graveyard shift at the 44th Ave entrance received about 1 car per hour. Bill asked what the traffic count was at the SR70 entrance. Ed and Rich responded that it was higher but did not have the specific numbers. Rich will get back to Bill.
- Bill also thought the survey needed to identify what area the responses were coming from.

- Bill thought we needed to wait until 44th Ave was opened and running before any decisions are made.

Paul Green had two comments:

- Paul stated that the survey was basically directional. He felt parameters could be tightened for the next round. He agreed that the ballot box stuffing did not materially change the outcome.
- He recommended the committee meeting with Commissioner McCann bring lots of pictures to show the areas of concern to the meeting. Chuck responded that they had similar packets made up for past meetings with the commissioners. While Commissioners Turner, Beardon and Kruse had physically visited Rosedale, the packets could be shared with their staff and other departments if needed. Similar documentation will be in-hand for the meeting with Commissioner McCann.

Susan Hetzler added that she sees the school bus coming into Rosedale every day Monday – Friday on school days. She also stated the committee should be aware of the paper delivery people that come in around 4:30 AM.

With no other resident comments and all agenda items covered, Scott moved to adjourn the meeting. Rich seconded. All in favor; motion passed. Meeting adjourned at 4:08 PM.

The next Board of Director's meeting will be Thursday, January 16, 2025.

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