

**Ed Mazer**

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**From:** Ed <bodmazer@rosedalemhoa.com>  
**Sent:** Tuesday, February 25, 2025 12:27 PM  
**To:** bodmazer@rosedalemhoa.com  
**Subject:** Recap of Feb 20, 2025 Master HOA Board Meeting



**Rosedale Master Homeowners Association**

[www.rosedalemasterhoa.com](http://www.rosedalemasterhoa.com)

## **Recap of the Rosedale Master HOA Board Meeting February 20, 2025 – via Zoom**

This is a recap of the January Rosedale Master Homeowner's Association Board meeting held Thursday February 20, 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.

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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. Including board members and Resource Property Management, 24 people were in attendance.

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

**Approval of BoD Meeting Minutes January 16, 2025:** Rich made a motion to approve the January 16, 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. Registration will begin at 5, and the meeting begins at

6:00 PM. Second notice packets will be going out February 21st that will have meeting details, proxy and voting instructions. Peter reminded those that opted in for electronic voting that they would receive their information only electronically via email notification, while those that did not opt for electronic voting would receive a hard copy in the mail. Peter moved to approve a payment of \$650 to the Bayside Community Church for the rental and steaming of the annual meeting. Sigrid seconded. All in favor; motion carried.

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 before any late fees can be charged. This recommendation will be placed before the residents for a vote in the coming election. The board is recommending residents vote in favor of this change.
3. For 2025, we have 4 open board positions to fill. Only 4 individuals submitted intent to serve papers, so therefore, there will be no board officer elections this year. Those four individuals will be appointed at the annual meeting. Those individuals are Rich Toscano, Ed Mazer, Paul Green, and Ed Serra.
4. Although we will not be electing officers now this year, it is very important that residents assign a proxy if they are not attending the meeting. In order to have our annual members meeting, we need a quorum of members attending or assigning proxy to make the meeting official. You can assign proxy to a board member or a resident you know is attending. As part of the proxy assignment, residents will be voting on two items:
  - The aforementioned CC&R change.
  - Resident's agreement to carry over a surplus of approximately \$20,000 from 2024 to 2025's budget to avoid tax consequences. This is a regular procedure that has been done in past years.
  - Resident's agreement to carry over any surplus funds in 2025 to the 2026 budget year to avoid tax consequences.

Residents can drop off their proxies at the Resource Property Management offices, at drop boxes located inside both gatehouses, or deliver them in-person at the annual meeting.

5. In the past, the RCC has conducted a candidate forum and meet & greet sessions so residents could gain more information and insights into the candidates. As we won't have an election this year, it has been decided to instead have a "Meet the Board" session. Event will take place Monday, March 3, 2025, from 5:30 – 7:00 PM at the Rosedale clubhouse dining room. Residents are encouraged to stop by and meet with the board members and share any concerns or questions you may have.

Scott reinforced the importance of residents submitting their proxies to ensure we had a quorum for our annual meeting and ensure we carried over our 2024 surplus to avoid the tax implications. RPM will supply a similar notice in the second mailing, and Ed will send out an email blast to ensure everyone is informed.

### **Treasurer's Report – Brian Fischer:**

Brian reported that as the end of January, total assets were \$3,784,500, of which operating cash was \$2,284,385 and reserves were \$1,500,115. We currently have \$20,272 in surplus funds from 2024, which we will be asking residents at the Annual Meeting to vote to carry over into the current fiscal year to avoid tax consequences.

At the end of January, 103 accounts remain unpaid and are now considered late. As of February 18<sup>th</sup>, that number is down to 59.

Work on the 2024 audit is underway and is expected to be finalized in a timely manner this year. Work continues with RPM, our CPA and association legal counsel to address the \$50,000 balance sheet liability owed to our reserves. The board approved repayment of this liability over the next 5 years, with \$10,000 allocated in the 2025 budget. After closer review, it is believed that the liability has been paid over the years as the Funding Plan was updated and fully funded each year. However, it may not have been properly captured in the financial analysis and a proper adjustment made. The committee hopes to have a definite resolution shortly.

Brian reviewed the various infrastructure plans to be completed in 2025 that are captured in our Reserve Funding Plan at \$486,957. The finance committee met with various board and committee members to review the plans for 2025, which include asphalt paving, road sign repairs, drainage and storm water repairs, 44<sup>th</sup> Ave perimeter fencing, pond repairs and gatehouse renovations and repairs, to name a few. After review, those projects remain within planned budget.

## **Committee Reports:**

### **Infrastructure Committee – Tom Tangney reporting:**

Tom and the committee have met with two paving companies for proposals to fix the depression on 87<sup>th</sup> St near the clubhouse entrance, and repairing the ripples on 88<sup>th</sup> St. by the golf cart crossing, 51<sup>st</sup> Ter E at the Links entrance, and along Eastwood Dr. Based upon discussions with our engineer, the recommendation is to go with Parking Lot Services. All areas except 88<sup>th</sup> St will be ground down, re-packed and repaved with standard 1.5" milling and a 1.5" asphalt topcoat. However, on 88<sup>th</sup>, as rippling is more severe, milling will be extended to 8", with layered re-packing of the area, and then a 1.5" layer of asphalt topcoat. Cost for the asphalt work is \$62,470, which was \$20,000 less than the other vendor. Repainting the crosswalks is expected to cost an additional \$750, which will be done shortly after asphalt is laid and properly cured.

Question was asked on timing of this project. Tom stated current timing is expected to be late March / early April. Scott commented that we may benefit in moving the project out a few weeks, as snow birds would be heading back north and we'd have less traffic to contend with. Team will look into this. Tom also stated that details would be communicated with the community as we got closer to the project, informing residents of any traffic patterns that may need to be considered. Also, team intends to talk directly to those residents that will be most impacted by the work; they may need to park vehicles on the street for a short period of time. However, impact is expected to be minimal – expect first day for milling and re-compacting areas, and second day for applying new asphalt. Drivers will be able to drive on asphalt once laid and pressed; however, they are asked to drive carefully with no sudden turns or stops as asphalt cures. Asphalt company will have people directing traffic during the operation.

Seth Weiser asked to speak on the topic and was acknowledged by Peter. Seth asked about the timing of the replacement v-grates on 52<sup>nd</sup> Drive E. Tom stated that the new grates had been ordered and were expected to arrive in the next week. Once the vendor receives them, they will then have to fabricate the large cement collars needed to hold the new style drains. Exact timing is unknown; however, Tom expected them to be done by late April, and is pushing to have them done before the rainy season begins. Team will keep residents updated on this project as it moves along.

Tom requested approval for \$63,370 for the paving project to include latex paint striping of the crosswalks on 51<sup>st</sup> Ter E shortly after the asphalt

cures. This will be a 2025 reserve expense. Chuck moved to approve expenditure. Sigrid seconded. All in favor; motion carried.

Tom stated that we've received estimates for repair of the gatehouse roofs for \$2,000. The plan was to have the roofs power washed and painted as well, at a cost of \$10,900. As this project has unfolded, the committee has tried to get a report of the overall condition of the roof. Further analysis has determined that, while the reserve study shows roof replacements in 2013, there is no evidence of any invoices nor any permits for the work at the county. Therefore, committee believes the replacements never occurred, and a subsequent timing adjustment was never accounted for in the study. With that information, committee looked into costs of roof replacement. Several bids were obtained, and committee is recommending Riley Roofing for a metal roof replacement for both gatehouses at a cost of \$27,500. This was almost \$2,000 less than a conventional tile roof, and with the advantage of a 50-year warranty, no need to paint or clean in the future, and the possibility of lower insurance costs. Color will be either a charcoal or dark brown to match the existing gatehouse paint color. Selection will be put forth to the ARC for approval. This will be a 2025 reserve expense. Chuck moved to approve expenditure. Rich seconded. All in favor; motion carried.

Several ponds have been treated by our pond contractor (Admiral) for algae bloom. This is a persistent problem throughout Manatee County, exasperated by invasive species and lack of rain. The treatments have been effective (algae turns color from green to brown), but rain is needed to help disperse the dead algae. We will continue to monitor and treat as needed.

FastSigns is in the process of completing phase 2 as street signs and posts are replaced and some posts are re-straightened after their damage from the storms. Details and design of signage prohibiting the use of clickers in the community has been given to the vendor, along with completion of various "no outlet" signs throughout the community. Team expects a bid to present at the next board meeting. Tom also added that the speed calming committee would probably need signage when the speed cushions were put down. FastSigns can also do that work, but Tom asked that the Access committee include that cost in their budget rather than in the Infrastructure signage budget.

Crosscreek has completed the two projects approved last month – pond 12 erosion and remediation of drainage issues in the Links (Baltry Ct., Carnoustie and Loch Lomond). After review, committee is not satisfied with the repairs done at Loch Lomond and Baltry Ct. Plans are to meet with Crosscreek and our engineer to mediate a solution.

Chuck moved to approve a quarterly AC maintenance contract with Tropic Air for \$850. Scott seconded. All in favor; motion carried. Chuck also informed

the board that the fence repairs in Sweetbriar and Westbury Lakes, approved last month for \$900, actually came in at \$802. Contracts have been signed and Christine is working on scheduling repairs.

**ARC Committee – Peter Ingraffia reporting:**

Peter reported the committee met twice in January and reviewed 30 requests, up from the 23 requests in December. No requests are under review or denied.

The committee has received a few requests for metal roofs, and has subsequently approved two so far. The board and the ARC have agreed that the metal roofs complement the existing architectural styles in Rosedale. Considering the benefits (cheaper to install, never need to be cleaned, never need to be painted, and a lifetime expectancy of 35+ years), adding metal roofs to our approved roofing material is both timely and practical for our residents.

**Landscape Committee – Sigrid Seymour reporting:**

Sigrid reported most of the hurricane clean-up has been completed, with the large stumps at the four corners of 87<sup>th</sup> and 54<sup>th</sup> being ground, the removal of a foxtail palm, queen palm and an arborical at the 44<sup>th</sup> Ave gate, and the removal of widow makers in the Links. The oaks trees along the pond behind Marbella that will be getting a new fence have been trimmed, along with the dead viburnum removed. Once fence is installed, new plantings will be made. Sigrid moved to approve \$4,740 to Browns for removing 9 dead pine trees in Westbury Lakes and along 51<sup>st</sup> Terrace. These will be flush cut to the ground. Sigrid confirmed that this was part of the regular tree removal budget for 2025. Chuck seconded. All in favor; motion carried.

Sigrid moved to approve \$105 for a quarterly special treatment for the palm at the island at 87<sup>th</sup> and 54<sup>th</sup> as you enter the runway. Tree is stressed and it is hoped that this treatment will prevent future replacement. Scott seconded. All in favor; motion carried.

Sigrid stated that the Eastwood Park enhancements should begin in March. Team has been waiting for the cold snaps to finish before plantings begin.

Team has had discussions with various residents on how to enhance the dog park. Team is looking at installing shade sails over the picnic / bench areas, filling in low spots and overseeding with Bahia or decorative natural weeks. Team is also evaluating drainage concerns.

### **Community Access Committee – Rich Toscano reporting:**

The radar was out 12 times in the month of January: six times on 87<sup>th</sup> St, four times on Tobermory, and twice on 52<sup>nd</sup> Ave E. There were 123 speeders identified: 87 on 87<sup>th</sup> St, 34 on Tobermory, and 5 on 52<sup>nd</sup> Ave. The report was sent to the compliance committee.

The committee sent residents a public service announcement in response to recent inquiries and questions from the Town Hall meeting. There is an issue with a shortage of new bar codes; they are on back order. Information has been obtained on various options for speed humps; this has been sent to the speed calming committee for consideration. A new NVR (network video recorder) has been ordered – committee expects delivery by the end of next week. Once received, testing can be done for visibility on the 44<sup>th</sup> Ave gatehouse area by the SR70 gatehouse attendant.

Rich stated there have been several reports of residents threatening the gate attendants, accusing them of not doing their job, whether it is related to vendors, guests, and/or tenants. In some cases, these people were not entered into the TekWave system, or the information was entered incorrectly, and attendant could not reach resident for verification, so vendor or guest was turned away.

It should be noted that attendants are advised that they should not engage in a dispute with residents, but to try and resolve the issue at hand as best as possible. They are also required to submit a written statement to their supervisor, and the Access Committee, any time there is an issue with a resident, tenant, or vendor, and that these incidents are followed up by the Access committee. Rich stated that in the latest incidents, the attendants were doing their job.

Regardless of the situation, there is no reason to abuse the attendants by belittling, cursing at them, or threatening to have them fired. If residents have issues or concerns with the attendants, they should be reaching out directly to the Access committee. The email address is:

[accesscommittee@rosedalehc.org](mailto:accesscommittee@rosedalehc.org)

During the month of January, the committee processed 20 requests, 13 of which were related to leases, access, warranty deeds and barcodes, and the remaining requests handling the speeding program, communications committee support, compliance committee support and resident/attendant issues.

### **Communications Committee – Ed Mazer reporting:**

Ed reported a lighter business-as-usual month in January. 6 blanket emails were sent to the community in January. The committee responded to 16 inquires, and 3 new homeowners were delivered welcome packages.

Ed stated that the current email server's (In Motion) contract expires March 23, 2025. The board has had issues with their security and technology not being current. Therefore, Ed is recommending moving to Intermedia as our server.

This will allow us to upgrade the technology and integrate with Microsoft 365 Enterprise Solutions, allowing the board members to share data and work together more effectively. Cost is \$76/month with no contract. Intermedia will also migrate all the board's and committee's email data from In Motion to their system as part of the transition. This change was anticipated and built into the 2025 budget. Ed moved that we adopt the new vendor. Peter seconded. All in favor; motion carried. Chuck asked if there would be any training on the new system. Ed stated that there was on-line U-tube tutorials and training modules, and he would provide hands-on training for those that needed it.

#### **Lighting Committee – Chuck Allen reporting:**

Chuck reported that there was nothing new to report this month.

#### **Community Standards and Practices - Ed Mazer Reporting:**

Nothing new to report for this month. Ed stated that Scott has done the majority of the work on any CC&R wording changes and updates. Although Scott is leaving the board position, Ed recommended that the new board assign Scott as the committee chair moving forward.

#### **Insurance Report- Brian Fischer reporting:**

Brian stated that while there were no policies up for renewal, there is a concern that our crime bond is not adequate. State law requires a bond covering our total reserve and operating cash balances. Currently we have a \$4M policy. However, with a current cash balance in reserves and operating cash of approximately \$3.8M, we are very close to exceeding our bond limit, especially given the number of homeowner assessments still outstanding. While Brian intends to keep a close watch on this, he moved for approval to raise the bond limit if needed. Scott seconded. All in favor; motion carried. Question was asked about cost. Brian did not have any specific numbers, but suspected that if we did raise the limit, cost would only be several hundred dollars.



### **Compliance Committee – Fred Booth reporting:**

The committee reviewed the January speeding list received from the Access Committee. There were 16 fineable speeders in January – all residents. 12 of the speeds were less than 35 MPH, and four were above 36. Therefore, there were 12 residents with \$25 fines, and 4 residents with a \$100 fine.

For the Rosedale Golf and Country Club, there were a total of 21 speeders in January, with 6 of these being off-site members. Of those 6, four were at speeds less 35 MPH, and two were above 36. Per the guidelines, the four will receive a \$25 fine and the two will 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 \$300.

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. Rich seconded. All in favor; motion carried. Peter moved to approve the committee's recommendation for the 12 individuals with a \$25 fine, the 4 individuals with a \$100 fine, as well as the \$300 fine to the Rosedale G&CC for their off-site members. Rich seconded. All in favor; motion carried.

Fred stated that there were many homes that had not met their violation compliance dates for roof cleanings and carriage light outages, and he asked that the board authorize sending fining notices. As there were no details of homes, dates and fining amounts, Peter responded that the board could take no action at this time. He recommended that the committee provide a recap to the board prior to the next board meeting with these details for the board then to take action upon. Chuck stated he would work with RPM and the committee to develop a spreadsheet to provide this level of detail.

Scott expressed concern on the language of the violation letters, saying that we should replace the "may" to "shall be" on the fines. Brian stated the reason for the "may" was it allowed for the needed leeway should the issue go before the hearing committee. If the violation is cured by the hearing, the fine can no longer be levied per Florida law. Scott agreed.

Ed expressed concern on the fine amounts. He felt in some cases amount of fines were too severe and requested that the violation schedule be reviewed and possibly updated. Peter asked RPM to provide information from some of their other properties to compare fining schedules. Once that information is received, a review of the schedule will be performed.

Fred reported that the Hearing committee met February 14, 2025. Two individuals appeared before the committee to contest their violations. Both

were upheld. RPM will notify those individuals of the committee's decision. The next Hearing will be Friday, March 14, 2025 at 2:00 pm.

#### **44<sup>th</sup> 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 16<sup>th</sup> at the commissioner's office to discuss our concerns regarding the extension of Lena Road south and the potential impact to our SR70 entrance. From the meeting, Commissioner McCann has confirmed that the traffic light at the 44<sup>th</sup> Ave entrance / exit will be installed and working when the roadway opens. He also stated the county will discourage and prohibit southbound Lena Road traffic using 54<sup>th</sup> Drive E to keep our SR70 exit area as free as possible. He also stated he was interested in attending the FDOT presentation planned by the RCC for the Rosedale community on the traffic situation on SR70 and the Lena Road intersection.

Chuck gave a security update concerning a gap at the east end of Baltry Ct. The road construction had exposed an area between the wall and the wetlands last spring. Pitch Apples were planted in this space in late spring with the intent that they would grow up and together to close in this gap. However, due to the hurricanes and recent water pumping by the road construction company, the pitch apples have been destroyed, and further work by the construction company has widened the gap. Because of the continued water pumping by the construction crew, flooding this area, it makes no sense to try to replant until the pumping stops. However, there remains a substantial opening that is causing access concern to the area residents. The committee proposes placing a temporary, 5' welded galvanized wire fence from the east end of the Baltry Ct wall to the wetland area – approximately 50' – to close off this access. Once the pumping ceases, 10 25-gallon pitch apples will be planted in this area, which should be 5-6' tall at the time of planting and quickly grow to 10-15'. Once established, the pitch apples will handle the water from the wetlands. Chuck has spoken to the affected residents and they are in favor of this proposal. Chuck moved that the board approve the plan to install this fencing by Teal at a cost of \$1,155. Peter seconded. All in favor; motion carried.

#### **Manager's Report – Christine Farnham reporting:**

Christine did not have formal report, but reported that she was focusing on two things currently. First, supporting the needs of the auditor to complete the 2024 financial audit, and second, getting the second notice out to residents in a timely manner.

Scott commented that he had offered to meet with Chrisine and Debbie Reinhardt to look at ways to help the local HOA's. That meeting has not occurred. Scott stated he was willing to continue this discussion if the board wanted him to do so. Consensus was it was good for Scott to do so.

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

Seth Weiser had several comments:

- Seth asked about the carriage light outages, and if the master had communicated these issues with the local HOA's. He felt that in some instances, homeowners may have left and flipped a breaker that was running those carriage lights and didn't know they were off. He thought that someone in the local HOA may be able to do something about it rather than fine the homeowner. Scott commented that he would talk with Mike Zinn and the RCC about this possibility.
- Seth asked if the clubhouse had been paying their speeding fines. Brian responded that there were no outstanding fees on the ledger for the clubhouse.
- Seth asked if committee meetings were open to residents. Peter responded that only the ARC meetings were open to residents; the rest of the committee meetings are closed. Anyone wishing to attend an ARC meeting simply needed to request attendance for the Zoom calls. Information is on the Rosedale website.
- Seth asked if we had a contract with Miller Results for our Zoom meetings, and asked why we didn't have RPM performing this service for us. Peter responded that this was a decision that the board had made to utilize Miller for our Zoom meetings. Ed stated that we do not have a contract with Miller, as they are a pay-for-use-as-needed service.

With no other resident comments and all agenda items covered, Chuck moved to adjourn the meeting. Sigrid seconded. All in favor; motion passed. Meeting adjourned at 4:14 PM.

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

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