

Minutes of the Rosedale Master Homeowner's Association Board
July 9thth, 2020 – Via Zoom
Approved

The Rosedale Master Homeowner's Association Board meeting was held on July 9th, 2020 at 2:00pm via Zoom.

With a quorum present, meeting was called to order by Lynne Woodman at 2:00 PM. Notice was posted in accordance with Florida State Statutes F-720.

Directors present: President, Lynne Woodman, Vice President, Don Goodenow, Secretary, Paul Meehan, Treasurer, Bob Eisenbeis, Director, Fred Booth, Director, Jim Lamy and Director Bill Moran.

Approval of Minutes for the BOD Meeting held on June 4th, 2020: Don Goodenow made a motion to approve the June 4th, 2020 amended minutes as presented. The motion was seconded by Paul Meehan. All in favor, motion passed.

Officer's Reports:

President's Report: Lynne Woodman gave the report.

- Lynne Woodman, Don Goodenow and Bill Moran met with Lennar to discuss a list of 28 items of concerns. (see attachment) Meeting was very productive and hopefully Lennar will address the issues.
- Trash is illegally being dumped in builder's bins. Letter to follow to homeowners.
- Hurricane Season – Rosedale is not in a flood evacuation zone.
- Landscaping crews will be removing any dead branches and debris from common area, mainly on 87th St.
- Homeowners are responsible to remove any dead branches and debris to protect other homeowner's from flying debris.

Treasurer's Report: Robert Eisenbeis presented the report.

- Budget and financials are available for the month of June. We presently have total assets of \$1,994,106.13 of which \$1,080, 120.95 are reserves, \$875,233.55 are operating funds and the remained of \$38,751 are other assets of which \$37,519.84 are collectables and these are delinquent fees. In terms of operating expenses in total we are over budget by \$173 for the month and year-to-date we are \$7,344 under budget.
- Year-to-Date Monthly Expense Categories
Maintenance and Repairs are under budget by about \$6K even with our large pressure washing expense.
Landscaping is under budget by about \$28,608.71
Total Gate Attendants and Security is under budget by about \$218
Utilities are over budget by \$1,163.49 due to irrigation electricity
Administrative is over budget by about \$13,994.25 due to legal fees
As mentioned last month our cable costs are running over budget as discussed in April.

Net income is under budget this month for the year by about \$13,000

Finally, as noted in a separate memo, we have prepaid fees that we will return to those owners who have balances greater than \$500. Other fees will be returned upon request.

Committee Reports:

Roads Committee - no reports

Irrigation Committee/Common Ground – Lynne Woodman gave the report.

- Cutting down of dead trees and limbs.
- Pump was repaired.
- Removal of any trees or replacements must submit an ARC request and have ARC Board approval before any work is done.

Access & Communications Committee – Bob Young gave the report.

- Bob Young cited data on the high traffic that makes use of DwellingLive critical. Would like to see more owners put visitors/vendors information in DwellingLive, to eliminate the number of calls the gate attendants get.
- Asking owners to update their emails when they change.

Cable – No report

Legal Committee: Paul Meehan gave legal report.

Storm Water Management Committee – Bill Moran gave the report, July 2020

- **Actions Requiring Board Action**

1. Approval of Add-On Services for Time & Materials for A-Team Underground Repair of Outflow Box. Don made a motion to approve subject to amount not to exceed \$7,000.00. Paul Meehan seconded the motion. All in favor. Motion passed.
2. Approval of George F. Young, Inc. Agreement for As-Needed Civil Engineering Services (See List of Projects Requiring PE Support Services). Don Goodenow made a motion to approve entering into doing business with George F. Young, pending board approvals for any funds. Fred Booth seconded the motion. All in favor. Motion passed.
3. Consideration of Homeowner Request for Work on Homeowners Property (grinding of invasive stumps, planting of sod, planting of other plants). Don Goodenow made a motion to approve cleaning and removal of the stumps to ground level. Jim Lamy seconded the motion. All in favor. Motion passed. Board will consider further discussion regarding plantings.
4. Adoption of Aquagenix Map for Pond Numbering in All Documentation. Fred Booth made a motion to approve the numbering system for the ponds (see diagram). Don Goodenow seconded the motion. All in favor. Motion passed.
5. Expand Tall Grass Buffers at Pond Banks for Pond 4 (Westbury) and Pond 7 (Sweetbrier). No decision was made.
6. Adoption of Policy that All Rosedale Should be Invasive Vegetation Free in Next Two Years. No decision was made.

- **Lists of Projects that have been Completed Since Last BOD Meeting**

1. Removal of Invasive Vegetation in Conservation Area along Easter edge of Links

2. Met with County staff to review removal of invasive vegetation and whether other dead native material could be removed.
3. Met with Shroyer Drapala Engineering and Provided List of Projects for Scope of Work/Pricing
4. Discussed Engineering Agreement with George F. Young, Inc.
5. Met with CH6 staff concerning 88th St flooding and cooperation on pond management.

- **Lists of Projects Currently Under Way and Status**

1. Reconstruction of Outflow Box at 5326 97th St. Cir.E.
2. Rip-rap installation on Pond 4 Common Ground
3. Rip-rap installation on Pond 7 at New Bulkhead Ends
4. Rip-rap installation in Drainage Swale on Right hand side of 11th Tee and 51st Terrace East
5. Removal of Dirt and debris around Skimmers in Pond 23 (Highlands) and Ponds 7 and 11 (Links).
Repair of Water Damaged Area of Pond 7 Outflow
6. Removal of Exposed Sod Netting on Ponds 2, 3, 8 and 11 in the Links
7. Meeting with Homeowners on Pond 10 to Address Drainage and Pond Bank Issues

- **A copy of the Committee's Action List with updated comments is attached.**

Old Business:

- a. Bob Young is working with RPM to obtain estimates and more information to see if Rosedale is required to replace signs to conform with MUTSD.
Bob will check on reinstituting the radar guns if using law enforcement is not an option.
- b. Paul Meehan made a motion to approve Option #1 to close off 44th Avenue from the backside of the Links amount of \$1570.00. Fred Booth seconded the motion. All in favor.
Motion passed.

New Business:

- a. Don Goodenow discussed the Compliance Committee Charter, the Compliance Committee Process, the use of Local HOA and non-HOA residents as part of the Compliance process and a proposed Appeals process. (see attached draft of Committees and Committee Members)
- b. Dwelling Live - App on smart phones can be used for DwellingLive.
- c. Budget was discussed in Treasurer's report. Discussed invoices to have proper budget general ledger assignment.

Adjournment: Motion was made by Paul Meehan to adjourn the meeting, Fred Booth seconded the motion. Motion passed unanimously. Adjourned at 3:45 pm. The next BOD meeting is scheduled for August 13th, 2020.

Questions and comments from the floor:

Invasive Plants: Homeowners voiced their feeling about removing invasive plants.

Some invasive plants were removed by mistake from homeowner's property.

Issues regarding Lennar builders.

Sodding by Ponds Issues

HOA Council brought up 5 issues and will continue to share information with Board.

Owners would like updates on Action List breakdown.

Owners felt that the Board had negative comments about the Community Council.

Lanai cages – there would not be a quick decision on the lanai cage color because the issue raised are complex and require further study and research and it has been referred to the ARC Committee. Owners would like to have the Agenda posted to review before the board meeting.

_____ **Date:** _____
Paul Meehan, Secretary