

Minutes of the Rosedale Master Homeowner's Association Board
May 7th, 2020 – Via Zoom
Amended

The Rosedale Master Homeowner's Association Board meeting was held on May 7th, 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, James Lamy and Director Bill Moran.

Approval of Minutes for the BOD Meeting held on March 5th, 2020: Don Goodenow made a motion to approve the March 5th, 2020 minutes as presented. The motion was seconded by Bob Eisenbeis. All in favor, motion passed.

Officer's Reports:

President's Report: Lynne Woodman reported that the golf course has a new manager that they are working with. The Golf Club is currently closed.

Treasurer's Report: Robert Eisenbeis.

- Bob had a discussion with Debbie Reinhardt, RPM CEO, on how to handle the reporting of the \$50K payment for repair of the gatehouse that has now been received from the insurance company but not recorded or reflected in the March Financials. We are about \$2,164.00 over budget, and this includes the fact that cable was \$6,215.00 over budget. We have discovered an error in the budget for cable relative to our actual expenses and the structure of the budget spreadsheet. On the plus side cable fee collections are running about \$18K ahead of budget because Spectrum provides services but lags in billing. Even with this problem, we have more than enough in carry over revenue funds sufficient to offset by an order of magnitude of more than two times. The error and the problem will be fixed when the 2021 budget is prepared. We have reserve funds of \$1.199 million and operating cash at this point of \$1.108 million. Delinquent fees are down to \$60K and the only budget category with a significant budget condition, The Gate attendant budget which is \$4K over budget due to gate repairs and camera adjustments.

Committee Reports:

Roads Committee –Andy Shiner reported.

- Recommend funding up to \$850 annually to rent storage unit for roads committee storage. Currently Pat Hogan allows us to store road signs and barricades – ETC in the model home. This can end any time and the stored items are not secure or available to us at all times. Jim Biddlecome should be allowed to select a location and size of unit since he will be the primary person involved in the use of said unit, and will be person using and maintaining stored items. This unit is also needed to store Roads committee paper work
- Pressure Washing is going well and on schedule. Over 30% of Links is complete. Highlands will be next then Legacy. All work should be complete by June 1, 2020.

netting at pond edges. Bids need to be obtained on most of this work. #2019-8, 2020-2 and 2020-3 on Action List.

- Members of the Committee have met several times with homeowners on Pond 10, which is the irrigation pond along the 8th Fairway. There has been a great number of letters and emails written by the homeowners expressing concern as well. While the homeowners continue to express concerns with the loss of bank, the Committee is not convinced that this pond bank rises to a level more serious than other pond banks in the community that require attention. The Committee, and the RMHA, would be in a better position to address the homeowner concerns with the engagement of a professional engineer to assess this pond bank and others to prioritize what needs exist and what solutions are recommended. #2019-10 on Action List.
- An outflow box from pond 25 in the Highlands going to the wetland next to 5326 97th St. Cir. E is in need of repairs. The grate over it rusted through and collapsed, and when a contractor (A-Team) was contacted to replace the grate, the contractor noticed that the box itself was failing. The repair of the box will require the removal of landscape ties and a tree, and then the replacement of the concrete box walls. One bid has been received. #2020-1 on Action List.
- The SWM Committee continues work on: a new policy on storm water drains coming off homes and into the ponds (#2019-2); smell issues emanating from pond 10 in the Legacy section (irrigation pond used by golf course) (#2019-15); pond plantings in the Highlands and Legacy sections (#2019-3); drainage and infrastructure along back of homes on 96th St and along the 11th fairway (#2019-5); and several other projects that are in various stages. A copy of the Committee's Action List with updated comments is attached.
- A letter was sent to CH6 in December 2019 related to several stormwater management issues (reducing pond levels; bulkhead repairs; and odor from irrigation pond). CH6 has not responded, but has indicated via email a willingness to meet with Lynne Woodman and Bill Moran on the items in the letter. That meeting still needs to be arranged. #2019-17 on Action List.

Old Business:

- a. Turnover Status – Transition and legal moving forward. Documents were reviewed and put into storage. Continue to work with attorney to review documents. Pat Hogan has boxes to go over. Irrigation maps – copies are available.
- b. Status of updating CC&Rs, Articles of Incorporation and Bylaws – Working with turnover attorney on reviewing documents. Don Goodenow and Paul Meehan will be reviewing documents.
- c. See Roads Report above.
- d. Update on Non-Ad valorem tax assessment – Bill Moran will continue to work with the County Commissioner regarding issues pertaining to property appraisal and common ground tax issues.
- e. Update/Status of LWR Park Lighting Issue – Park is closed and lights are not on during the Covid 19 pandemic. Lynne Woodman will continue to follow up on the issue and letter sent on April, 2019.

New Business: Lynne Woodman and Don Goodenow will acknowledge following Committees at the next board meeting June 4th, 2020.

Establishment of Committee Structure

Appointment of Committee Members

A letter will go out to owners soliciting for committee members.

Approval of bonus awarded to gate attendants for pandemic service – not discussed.
Fining policy for illegal use will be discussed at the next meeting.

Recommendations: Bill Moran contacted 3 engineering companies with reference to 3 projects.

1. Pond 10
2. Swale issue
3. Dry Pond

Lynne Woodman made a motion to approve Bill Moran to proceed in making a selection of an engineer to work on the 3 projects listed above. Jim Lamy seconded the motion. All in favor. Motion passed.

Adjournment: Motion was made by Jim Lamy to adjourn meeting, Paul Meehan seconded the motion. All in favor. Motion passed unanimously. Adjourned at 4:05 pm.

Questions from floor:

- Teal Contract should include any common area in Links 2 not in the current contract, and other items identified that are not included in the original contract.
- Dog Park damage to fence. Possibly from landscaping equipment.
- Stop Sign at main entrance concerns.
- Erosion
- Concerns about Lennar Construction Workers working later than allowed.
- Who if anyone is overseeing Landscapers for Building Contractors. Lynne Woodman will look into this.
- Speed Enforcement was discussed.

Paul Meehan, Secretary

Date: _____

	A	B	C	D	E	F	G	H
1	Project Number	Action Items - Completed	Committee	Priority	Entry Date	Start Date	Status	Comments/Updates
2								
3								
4								
5								
6	SWM 2019-4	Renewal of SWFWMD Permit 53.3	Stormwater	High	7/1/2019	9/1/2019	Completed: 10-2019	Contracted with Kinney Engineering, and Kinney requested SWFWMD extension until 11-9-19. On site visit was on October 5th; two issues had to be corrected and were completed by Oct. 19 and pictures submitted to Kinney. Permit record has been updated in SWFWMD records.
7								
8	SWM 2019-6	Repair Weir, Sump Area behind 5308 88th St E.	Stormwater	High	5/1/2019	7/15/2019	Completed: Nov. 2019	Contract Awarded; work was to begin in early July. Work completed week of Oct. 14 in conjunction with repair required under SWM 2019-4.
9								
10								
11								
12	SWM 2019-10	Obtain Lake Erosion Management Study	Stormwater	Medium	6/1/2019	7/1/2019	Completed: Oct 2019	Purchase agreement approved; work was to begin in early July. Vendor has been delayed in getting report completed. Vendor met with Com. Chair on Oct. 3 and provided the report. The report was shared with SWM Com., Mgt. Com. and BOD. This project is complete and the report will be used to prioritize work and repairs on pond banks.
13	SWM 2019-11	Evaluate 8602 51st Terrace E. lake bank	Stormwater	High	3/28/2019	3/28/2019	Completed: June 2019	Reviewed plat and obtained lot survey; determined erosion of area behind home was homeowner responsibility; communicated with homeowner on 6-30-2019
14	SWM 2019-12	Removal of Vegetation along 11th Fairway north of homes on 96th St.	Stormwater & Common Grounds	Medium	2/1/2019		Completed: Nov 2019	Approved by BOD on 7/03/2019; Work to be done by Teal. Teal completed work in early November.
15								
16								
17								
18								
19								
20	SWM 2019-18	Request for Approval of Allow Pond Grass to Grow 18-24 inches from pond edge at a height of 12-18 inches	SWM	Medium	10/12/2019		Completed: Nov 2019	Drafted a policy recommendation for consideration by BOD at is Nov. 2019 meeting, and it was approved. Committee will monitor this pond to see if it helps erosion and pond health.
21	SWM 2019-19	Oppose the County Stormwater Mgt. Assessment Proposal	SWM	High	9/24/2019			Action on proposal deferred by County until February 2020. Awaiting additional information.