

**Minutes of the Rosedale Master Homeowner's Association Board  
October 14, 2021 – via Zoom**

The Rosedale Master Homeowner's Association Board meeting was held on Thursday, October 14, 2021, at 2:00pm via Zoom.

With a quorum present, meeting was called to order by Don Goodenow at 2:05pm. Notice was posted in accordance with Florida State Statute F-720.

**Directors present:** President – Don Goodenow, Vice President – Peter Ingraffia, Secretary – Paul Meehan, Director – Fred Booth, Director – Bill Moran and Director – Jim Lamy.

**Approval of Minutes for the BOD September 9, 2021:** Jim Lamy made a motion to approve the September 9, 2021, minutes. Peter Ingraffia seconded the motion. All in favor, motion passed.

**President's Report:** Paul Meehan gave the report. See report attached.

**Treasurer's Report:** Kristi Greenslade filled in for Bob Eisenbeis. Ronda Veaghna gave the report. See report attached.

**Committee Reports:**

**Cable Committee** – Jim Lamy gave the report. Jim Lamy made a motion to approve up to \$25,000 to pay the Attorney to represent the RMHA with the proviso that the funds be taken from the proceeds that will accrue to the RMHA as a result of a contract entered between Rosedale and a chosen cable/fiber optic provider. Fred Booth seconded the motion. All in favor, motion passed.

**Roads Committee** – Tom Tangney gave the report. Don Goodenow made a motion to approve addition of Gil Waldman to the Roads Committee. Fred Booth seconded the motion. All in favor, motion passed. Fred Booth made a motion to approve the spending remaining budget of \$23,000 minus \$2,300 to clean the sidewalks, curbs, monuments, roadway pavers, road signs and posts. Jim Lamy seconded the motion. All in favor, motion passed. Bill Moran made a motion to approve an additional \$500 taken from reserves for the erosion around several drains. Jim Lamy seconded the motion. All in favor, motion passed. Jim Lamy made a motion to approve \$5,500 taken from reserves for emergency repairs of erosion around 49<sup>th</sup> Ter E storm sewer drain. Fred Booth seconded the motion. All in favor, motion passed.

**Stormwater Committee** – Gary Schaefer gave the report.

**ARC Committee:** Don Goodenow gave the report. Bill Moran made a motion for the common grounds to not be used by contractors or others; only by Board approval and only if no other alternatives are available. Peter Ingraffia seconded the motion. All in favor, motion passed.

**Landscape Committee:** Cheryl Smith gave the report. Paul Meehan made a motion to approve \$4,595 to clean out areas of dead grass, flowers, trees, and to plant annuals. Fred Booth seconded the motion. All in favor, motion passed. Bill Moran made a motion to approve Deb Glackin to the

Landscape and Irrigation Committee. Fred Booth seconded the motion. All in favor, motion passed.

**Community Access Committee:** See report attached.

**Communications Committee:** Jim Lamy gave the report. Jim Lamy made a motion to approve Ed Mazer as chair of the committee. Peter Ingrassia seconded the motion. All in favor, motion passed.

**Legal Committee:** Paul Meehan gave the report.

**Compliance Committee:** Fred Booth gave the report. Fred Booth made a motion to approve Danielle Stivers, Susanne Lee, and Renee Bouman to the Compliance Committee. Peter Ingrassia seconded the motion. All in favor, motion passed.

**Lighting Committee:** No report.

**Old Business:**

Nothing to discuss.

**New Business:**

- a. **Approval of Variance Request:** Paul Meehan made a motion to approve a pro forma variance request for the subject home. Fred Booth seconded the motion. All in favor, motion passed.
- b. **Appointment of ARC Committee Members:** Peter Ingrassia made a motion to add Jean McCartney and Tom Siddall to the ARC Committee. Bill Moran seconded the motion. All in favor, motion passed.
- c. **Approval of new chair for Communications:** Discussed.
- d. **Approval to engage Attorney for review/negotiation of cable contract:** Discussed.
- e. **Fine Recommendation:** Fred Booth made a motion to authorize Paul Meehan to initiate injunctive relief action against two individuals subject to discussion with the legal counsel. Peter Ingrassia seconded the motion. All in favor, motion passed.
- f. **Gate Policy Revised:** Don Goodenow made a motion to not recognize Veteran's Day as a Holiday. Fred Booth seconded the motion. All in favor, motion passed.
- g. **Banning Entry Access:** Bill Moran made a motion to approve banning an individual vendor for a three-month period for multiple violations of access process. Fred Booth seconded the motion. All in favor, motion passed. Bill Moran made a motion to delegate to the Board president authority to ban individuals for up to a 30-day period or until the next Board meeting where the Board can consider any bans for more than 30 days. Peter Ingrassia seconded the motion. All in favor, motion passed.

**Adjournment:** Fred Booth made a motion to adjourn meeting. Jim Lamy seconded the motion. All in favor, motion passed. Meeting adjourned at 4:25pm via Zoom.

---

Paul Meehan, Secretary

Date

Attachments:

President's Report

Treasurer's Report

Cable Committee Report

Roads Committee Report

Stormwater Committee Report

Landscape & Irrigation Committee Report

Community Access Committee Report

Communications Committee Report

Legal Report

Compliance Committee Report