

Minutes of the Rosedale Master Homeowner's Association Board
March 5th, 2020
Approved

The Rosedale Master Homeowner's Association Board meeting was held on March 5th, 2020 at 3:00 pm at the Rosedale CC Dining Room.

With a quorum present, meeting was called to order by Lynne Woodman at 3:00 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. Director Bill Moran was not present.

Approval of Minutes for the BOD Meeting held on February 6th, 2020: Don Goodenow made a motion to approve the February 6th, 2020 minutes as presented. The motion was seconded by Fred Booth. All in favor, motion passed.

Officer's Reports:

President's Report: Lynne Woodman went over the information from the orientation meeting.

Treasurer's Report: Robert Eisenbeis.

- Overview of 2020 financial status was provided.

Committee Reports:

Roads Committee –Andy Shiner reported.

- Motion was made by Don Goodenow to accept the \$1600.00 change order from A Team to repair three joints in pipe near 9723 51st Ter E, James Lamy seconded. All in favor. Motion passed.
- Don Goodenow made a motion to accept Andy Shiner request to allow for the Roads Committee Chair to approve no more than a 10% overage on contracts due to emergencies, Paul Meehan seconded. Anything over 10% will need board approval by Lynne Woodman. All in favor. Motion passed. Lynne Woodman will be the contact person for any contractual emergency situation, with Don Goodenow as the alternate if she is not available.
- Sidewalks – found one vendor RDI who submitted a bid of \$19,666.00, which covers 46 blocks of concrete, grind 97 sidewalks, and fix 107 cracks. Motion made by Don Goodenow and seconded by Paul Meehan to accept bid. All in favor. Motion passed.
- Pressure Washing – Don Goodenow made a motion to accept Cape Coral one time cleaning bid to pressure wash sidewalks for \$10,745.00 and \$12,600 for curbs, gutters and monuments. Bob Eisenbeis seconded the motion. All in favor. Motion passed.
- Fines – Board will review and approve damaged roads violation/fines. One fine was presented and approved.
- Charles Bullock has resigned from the Roads Committee.

Irrigation Committee/Common Ground – Aline McAllister will serve temporarily until a replacement can be found.

Irrigation – Three leaks in irrigation were fixed. Main pump behind Hunt's home is broken and a new one is needed.

Security & Communications Committee – No report given.

Cable-No report given.

Storm Water Management Committee – Bill Moran was not present to give a report but a copy of the Committee's report is as follows:

Stormwater Management Committee Report, March 2020

- Bulkhead Replacement at end of 53rd Terrace E (Sweetbrier). Contractor has received SWFWMD and Manatee County permits. Will start work in approximately 2 weeks. Notice was sent via email and US Postal Service to owners and residents of homes impacted as to what to expect. Meeting was held with bulkhead contractor, local HOA landscape contractor, Spectrum, Andy Shiner for Roads Com. impact, and SWM Com. to coordinate requirements.
- Request for proposals for the removal of invasive trees and vegetation were received from four vendors. The BOD approved the Committee's recommendation to use Teal Landscaping for Blue area of map and Crosscreek Environmental for Red areas of map. Teal began work on 3-2-20 and will continue work through March. Notice was sent out to all Rosedale advising of work and of the requirement that no dumping can be done in the wetland buffers or conservation areas. A grant has been sought from Manatee County for assistance with the removal of invasive plants in the Red area, and likely will be presented to the Board of County Commissioners at its March 24th meeting. The contract with Crosscreek will not be signed until after the County Commissioners have acted on the grant. The SWM Committee will recommend to the BOD that all wetland buffer and conservation areas be placed under a maintenance plan, just as all other common areas are maintained, especially after the invasive vegetation is removed.
- Dry pond 5 in the Links is still wet and cannot be mowed. Once it does dry out, the pond must be scarified to remove invasive wetland vegetation. Aquagenix has suggested that spike rush be allowed to grow and cut once or twice a year. Further discussions will take place to determine acceptable solution to SWM Com. and to residents. No actual work has been done on this since June 2019.
- The Committee recommended a two-prong solution to repair lake bank on pond 4 in Westbury South. Rip-rap for common area of the pond and geotec tubing for the sections where homes back to the pond, both of which were approved by the BOD at its February 2020 meeting. Contracts have been drafted but not yet signed, as a few issues remain.
- The Board approved the SWM Committee's recommendation on installation of aquatic plants in the Links ponds, after the proposal was circulated to the entire community. The contract with Crosscreek Environmental has been signed, and we are awaiting a start date for the installation of the plantings.
- The Board approved using a Professional Engineer to review the SWM system in the Links (Rosedale Addition Phase 1 and 2). The PE will conduct an on-site review on Saturday, March 7th, weather permitting. This will identify any swales that have been graded over by the builders, as well as any other issues that require attention – including the drainage of the dry pond (#5 in Links).
- The SWM Committee continues work on: a new policy on storm water drains coming off homes and into the ponds; lake bank and smell issues emanating from pond 10 in the Legacy section (irrigation pond used by golf course); pond 10 bank erosion; 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 to the letter, 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.

Old Business:

- Amendment passed at last meeting needs signatures.

New Business:

- Meeting dates will be the first Thursday of each month at 3 pm subject to change if room is not available.
- Board Member RPM liaison will be Lynne Woodman.
- Board Authority to sign contracts will be Lynne Woodman and backed up by Don Goodenow and Bob Eisenbeis.
- Rented storage unit to store documents.
- Bob Eisenbeis motioned to accept Gary Schaefer to the Storm Water Mgmt Committee, seconded by Don Goodenow. All in favor. Motion passed.
- Website contract will expire in April in discussion.
- Radar Speed Monitoring in consideration to be reinstated.

Recommendations: Lynne Woodman discussed the following recommendations.

- How other management companies run a board.
- Write a charter.
- Break up Common Grounds/Irrigation into three separate committees.
 - Landscaping/Irrigation
 - Lighting
 - Trees
- Discussed recruiting for committees.
- Explanation of RPM duties.
- Meeting minutes draft within 7 business days of meeting. Post within 14 days.

Questions from floor:

- Concerns about vendors parking on the wrong side of the street.
- Lake 12 deterioration of property.
- Pond algae bloom.
- ARC procedures.
-

Adjournment: Motion was made by Don Goodenow to adjourn meeting, Paul Meehan seconded the motion. All in favor. Motion passed unanimously. Adjourned at 3:40 pm.

Paul Meehan, Secretary

Date: _____