

**Minutes of the Rosedale Master Homeowner's Association Board  
December 10, 2020 – Via Zoom**

The Rosedale Master Homeowner's Association Board meeting was held on December 10, 2020, at 2:00 pm 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 November 12th, 2020: Don Goodenow made a motion to approve the November 12th, 2020 minutes as presented. The motion was seconded by Fred Booth. All in favor, motion passed as presented.

Officer's Reports:

President's Report: Lynne Woodman gave the report.

November was a very busy month for irrigation repairs. Teal has been repairing all breaks. Please report any breaks to either Lynne or Don or RPM, by email or phone. The system is 25 years old and rebuilding the system will happen by rebuilding each break at a time.

Home on 54<sup>th</sup> Street is abandon and just taken over by the bank. The attorney is reaching out to the bank for information.

Treasurer's Report: Robert Eisenbeis presented the report.

Subject: Treasurer's Report for November 2020

Date: December 9, 2020

Budget and preliminary financials are available for the month of November. We presently have total assets of \$1,298,777.25. Reserves are \$1,044,713.27, operating cash is \$230,403.09, and the remainder of \$23,660.89 is other assets of which approximately \$22,429 are collectable delinquent fees.

In terms of operating cash, the policy has been to keep a slight cushion of one month's expected expenses extra in the Popular Bank operating account and the rest of the operating cash in an interest earning account at Morgan Stanley. Each month \$140K is transferred from Morgan Stanley to the Popular bank account to cover anticipated expenses. Reviewing expected expenses for December, there was no need to transfer additional funds. This means that we have ample funds in the Popular bank account to cover December expenses and an additional \$99,835.93 to carry over into January 2021 to cover expenses as maintenance fees flow in that month.

In terms of operating expenses in total we are over budget for the year by \$105,637.34 for the year of which \$90,137 is due to cable costs.

**Monthly Expense Categories**

Maintenance and Repairs are under budget by about \$3,946.66.

Landscaping is over budget by \$19,316.25.

Gate Attendants and Security is over budget by about \$4,261.67.

Utilities are over budget by \$24.58.

Administrative is over budget by about \$5,597.91 due mainly to audit, legal and insurance fees

Cable is over budget by \$11,682.6

We have received the draft Audit of the 2019 financials and RPM is in the process of answering some technical questions from the auditor, but the preliminary audit suggests there are no unusual issues or questions.

Bob Eisenbeis made a motion to write off all delinquencies of \$63.90 and smaller from the delinquency report. Don Goodenow seconded. All in favor. Motion passed.

**ARC Committee Report:** Lynne Woodman gave the report.

There were many ARC Requests this year. Lynne explained the new procedures for the ARC Requests approvals.

Invisible fences was discussed and the motion to approve is tabled until a document is prepared and presented to the board.

**Roads Committee Report:** Jim Lamy gave the report: Roads Committee Report-December 10, 2020

Task 20-02 Speed Humps - Contractors will be identified/contacted assuming funding (\$9,000) is retained in the final 2021 budget.

Task 20-03) Street Signs - Contractor (Lykins-Signtek) has removed one blade (from 87th/54th and 88th/54th) for painting to assess painting v. full replacement. Preliminary 2021 budget includes \$5,000 for signage and is for road sign refurbishment/replacement?

Task 20-06 Sidewalk Repair - Sidewalk panels have been marked for repair (grinding "out of plumb" panels and replacing cracked panels). 6 Vendors contacted: 3 bids obtained with 1 pending (2 vendors declined to bid). Bids are considerably higher (\$50,000 - 65,000) than bid from contractor that went out of business. Yoder Concrete preferred at \$50,000. NOTE: The cost to cut out tree roots and replace panels damaged is \$350/panel. Roads will determine the total number of panels damaged by residential tree roots and report to the board. The proposed 2021 budget includes \$23,000 for sidewalk cleaning and \$10,000 for sidewalk repair. Can the board clarify if other funds will be available for this larger project or if prioritization is needed?

More Detail on Sidewalk Repair (per J Biddlecome, 12/8/20)

A total of 160 panels are tripping hazards and need to be grinded smooth. Cost: \$150 ea, \$24,000 total.

The number of cracked panels is tbd, but these are both expensive to repair (\$350 to replace panel) and not necessarily a tripping hazard. Committee recommends postponing repairs on those that are not tripping hazards. About 25 to 30 panels need to be replaced and are also tripping hazards. Most of these are on 51<sup>st</sup> Terrace East, near the big roundabout due to the many oaks near the sidewalks. These are tripping hazards, caused by trees on common grounds, but the tripping hazard is readily visible on the approach, as a mitigating concern.



The committee recommends approaching this major effort in three phases over the next two plus years. Another note. Many panels have been repaired over the years, presumably upon the initiative of the homeowner.

Task 20-7 88th St E drainage - This is the flooding issue on 88th St E near 51st Terrace E. Roads Committee has officially taken this on. Several contractors have been contacted. Only A-Team (who completed the 2019 Westbury Lakes drain expansion) has committed to a site visit for options and a quote in December. NOTE: Expectations will need to be managed here as no solution short of a six figure sewer redo is likely to completely eliminate all flooding. The most likely solution is installation of a double V grate coupled with diligence by neighbors to keep drains free of debris. The cost of this option for Westbury Lakes in 2019 was \$3,860 so we are expecting ~\$4,000 this time around. (Open throated drains, such as those installed in the Links, may be more effective but typically require much more extensive road/curb work and larger collection boxes and are much more expensive). Roads will also take this opportunity to ask contractors for options to address the sinking open throated drain/roadway near 52xx 88th St E (Task 20-08).

Copy of Roads Committee Tasks and Status December 2020- see attached.

Compliance Committee – Don Goodenow gave the report:

Each committee will have 150 homes to check for non-compliance. Discussed Lennar's lots which are not in compliance.

Discussed homeowners who are not cooperating with requests to repair swales that were damaged when they had their pools put in. Don made a motion to draft a letter to these homeowners to correct the swale problems. Letter to be reviewed by house attorney first. Jim Lamy seconded the motion. All in favor. Motion passed.

Landscape and Irrigation Committee – Jim Lamy gave the report.

1. Power wash
  - a. Malachite wall that Borders Malachite Drive \$1500
  - b. 13 Pillars to entrance of Highlands \$700
  - c. Pillars on William Street Bridge \$500

Bill Moran made a motion to approve the above items. Fred Booth seconded the motion. All in favor. Motion passed.

2. Dog Park Progress and additions (Fence is repaired and dying vegetation removed) Additions:
  - a. Crushed shell bid for perimeter of fence area of both parks (1 ft around) to prevent damage by mowers \$1980
  - b. Dog Park Rules Signs 2 @ \$57 each
  - c. Repurpose old signage to Dog Park Entrance signs \$100
  - d. Waste Removal Bags and Dispenser (bags only) \$144

Fred Booth made a motion to approve the above items. Don Goodenow seconded the motion. All in favor. Motion passed.

3. Malachite Drive Common Grounds

- a. Hedge and irrigation to be added along Malachite Drive to match hedge entering from the Highlands to the Links. The area is already lined with Palms like the Highlands and all that is needed is the hedge and irrigation. This will be much needed connector to the two areas along with privacy and beauty to the area of homes there. \$1830  
This matter was referred back to determine whether homeowners would install the hedges on their properties and made part of the ARC request for a fence.

4. 44<sup>th</sup> Street Entrance

- a. Removal of dying oleander and replace with crotons and yellow dwarf Ixora - \$1125

Bill Moran made a motion to approve the removal of dying oleander in the amount of \$1125.00. Don Goodenow seconded. All in favor. Motion passed.

Additional Notes to Common Ground Issues

We will probably need to form a task force to address the condition of the Irrigation System sometime next year. A potential volunteer to head this has been identified. (J Lamy)

We should consider having a blanket contract with a power washing company to address the many power washing needs of the community: Sidewalks and gutters, walls, guard sheds, fences. We could likely avoid events where conditions get out of hand, such as the wall by the front gate, the thirteen columns, and the like. Recommend a joint L&I and Roads group take a look at this and report back to board in January??

This committee is active and feels constrained by the requirement to review each small project with the board. We should strive to present a budget to them [with constraints limiting the scope of their initiatives to agreed-upon areas of improvement] so they can have a modicum of independence on small expenditure items. Need board discussion on this.

Community Access Committee – George Key will be joining the Community Access Committee.

Communications/Web Site Committee – no report

Cable : Bill Moran gave the report.

Spectrum will not meet on a follow up on the contract for 2022 until after March 31, 2021.  
Committee will meet with Comcast shortly.

Transition Legal Committee: Paul Meehan gave the report.

Reviewed current situation regarding tarp on roof. Owners had until 12/8/20 to respond. No response the attorney will be filing a lawsuit.

Electronic Voting: There is not enough time to accomplish this for this year.

Sidewalks – The Board just received a response from its attorney regarding maintenance responsibility and will be reviewing it.

Storm Water Management Committee Report – Prepared by Gary Schaefer. Bill Moran gave the report.  
December 2020.

Storm water Management Committee Report, December 2020

Items Requiring Board Action



1. Tobermory Bridge Bank Stabilization. Bill Moran, John Sedenquist and Gary Schaefer met with Jim Lamy to review significant erosion that has taken place this year on the north downstream side of the Williams Creek culvert crossing at Tobermory. Bank reconstruction and stabilization at this location is needed to prevent further erosion. Streambank stabilization may also be needed along Williams Creek to the conservation easement marker poles. Moran and Schaefer met with Aquagenix to discuss the project, and a proposal will be provided by Tuesday, 12-8-20, for reconstruction of the crossing slope and stabilization with geotextile and rip rap. A separate proposal will also be provided for streambank stabilization with rip rap and geotextile. Because the proposal received on 12-9-20 was higher than expected, additional discussions and proposals will be sought for the January Board meeting.

Aquagenix Proposal for Tobermory Bridge is attached.

#### List of Projects Completed Since Last BOD Meeting

1. Swales. Moran and Schaefer met with Pat Hogan of Newton and Dan Golus of SWFWMD on December 3 to review work needed for swale reconstruction. Each lot needing swales was inspected and specific remedial work detailed. After meeting with Newton Moran and Schaefer met with Mark Nicholls of Ashton Woods and Golus for a similar review of the work needed at each of their properties lacking swales. Moran met with MI Homes on December 7 to review the swale reconstruction work they will undertake.

#### List of Major Projects Currently Underway and Status

1. Schaefer and Moran also discussed Pond 5 in the Links with Golus after the swale inspections. This also was part of the citation from SWFWMD. Golus indicated SWFWMD was open to re-permitting Pond 5 as long as any modifications met the water quality standards for Williams Creek which is impaired and/or Cypress Strand which is not. Currently Pond 5 is intended to be dry but remains wet. It flows to Pond 4 which flows to Pond 7. Pond 7 is intended to discharge equally to Williams Creek and Cypress Strand. The critical water quality constituent is nitrogen which must be managed for Williams Creek and can only be sufficiently reduced by some form of filtration. Schaefer discussed several options with Golus and one promising approach would be to add a swale to direct runoff to Pond 4 before it enters Pond 5. This could meet the nitrogen standard and dry out Pond 5 at the same time. Options will be discussed with the engineering consultant when one is selected. Golus indicated a request for more time to address the problem would be favorably received. Finally Schaefer also inquired about providing an emergency overflow from Pond 10. Golus stated that this may be acceptable if it was directed toward Williams Creek and if it received treatment in ponds prior to discharge to downstream wetlands and the Creek.
2. Moran, Schaefer and Sedenquist met with Stuart Cobb of CH6, Rosedale golf course superintendent Laurie Futchey and --- of Aquagenix on November 9 to discuss water quality and flooding issues related to Pond 10. Rosedale golf does not use any phosphorus in its



fertilizer applications. There are significant nutrient concentrations in the reclaimed wastewater which is stored in Pond 10 and 9 prior to being pumped onto the golf course (and common areas) for irrigation. The addition of shoreline plantings was discussed to assist with nutrient uptake and to screen algae. Aquagenix indicated this would hinder their efforts to remove algae mats and recommended against such plantings. The addition of aeration to keep pond water moving to minimize algae mats was discussed. Aquagenix later supplied a proposal (attached) to install a diffuse aeration in Pond 10. The installation of a float valve to insure that Pond 10 and 9 water levels stayed below a level that would minimize flooding of 88<sup>th</sup> street during a major rainfall event was discussed. This will be discussed with the engineering consultant once one is selected. Schaefer also suggested investigation of a wet well to receive reclaimed wastewater. The irrigation pumps would draw water directly from the wet well and reclaimed wastewater would no longer enter Pond 10. All of these options will be discussed with the engineering consultant. Shoreline stabilization for homes along Pond 10 was discussed. It was agreed that rip rap over geotextile appeared to be the most cost effective hard stabilization measure. This will be further discussed with homeowners.

3. A meeting with homeowners along Pond 10 and 9 will be arranged in the near future. This meeting will discuss issues and options including bank stabilization with rip rap, street flooding, roof drain management, and water quality and algae management options.
4. Drafts of community wide notices regarding management of pond edges to a one foot unmowed height and connection of roof drains to ponds are being prepared.
5. Engineer scope of work will be expanded to include survey to confirm emergency flood overflow elevations throughout the Legacy and perhaps Highlands portion of Rosedale.
6. A potential community wide presentation from the University of Florida Extension Phd. Pond experts and Aquagenix regarding pond management issues and best practices is being explored.
7. Further discussions to select engineering consultant(s) for various tasks will take place.
8. A list of aquatic planting locations for 2021 is being prepared.
9. Investigation of another \$10,000 grant for invasive species removal is being investigated. This would require \$20,000 in matching funds.
10. Schaefer met with Roads Committee co-chairmen to discuss drainage issues on north 88<sup>th</sup> street. It was concluded this was a roads issue and that new larger and open storm inlets would be recommended.

Old Business: Nothing to report

New Business:

- a. 2021 Budget – Don Goodenow made a motion to approve the 2021 Budget, Jim Lamy seconded the motion. All in favor. Motion passed.
- b. Golf Carts – Community Access Committee to establish Guidelines for Golf Cart usage. Speeding, Underage Drivers and Violation of Traffic Signs.



- c. Discussed protocol for responding to emails and phone calls within a reasonable amount of time. Issues that come in need to be distributed to the proper board members for response. Lynne and Don will handle distribution of issues.
- d. Reviewing Contracts – Lynne Woodman will gather a list of people to review contracts.

**Adjournment:** Motion was made by Bob Eisenbeis to adjourn meeting and seconded by Fred Booth. All in favor. Motion passed unanimously. Adjourned at 5:20 pm. The next BOD meeting is scheduled for January 14th, 2021, at 2:00 pm via Zoom.

Paul Meehan made a motion to wish all our members and owners happy holidays, and to specifically thank all our volunteers who serve on the board and all our committees for their hard work throughout the year. Motion was seconded and accepted by all of the Board Members.

**Questions and comments from the floor:**

When will coupons go out for the new budget? They will be mailed in the next couple of weeks they are due January 1<sup>st</sup>, they are late as of January 31<sup>st</sup>, 2021.

Update on when the speeding detection services will be enforced again.

Post emergency contact on Web site for after hours.

\_\_\_\_\_  
Paul Meehan, Secretary

Date: \_\_\_\_\_

**Attachments:**

1. Master List of Committee Members 12/9/20
2. Roads Committee Tasks and Status December 2020
3. Aquagenix Proposal for Tobermory Bridge

## Master List of Committee Members

ARC	Compliance	Appeals	Cable	Comm-WebSite	Transition Legal
Goodenow, Don	Booth, Fred	Booth, Fred	Moran, Bill	Lamy, Jim	<i>Meehan, Paul</i>
<i>Woodman, Lynne</i>	<i>Goodenow, Don</i>	<i>McAllister, Dan</i>	<i>Moran, Bill</i>	<i>Lamy, Jim</i>	Woodman, Lynne
Plant, Tom	Bouman, Renee	Hughes, John	Sunkenberg, Henry	Boehm, Judy	Eisenbeis, Bob
Emmer, Izzy	Painter, Bill	Lee, Sue	Barletta, George	Sunkenberg, Debby	
Meehan, Jackie	McCreery, Bob	Young, Bob	Arbuckle, Wayne	Creagh, Mary	
Scully, Bob	Plant, Tom	Stivers, Danielle	Blackwell, Sandel	Martin, Beverly	
Woods, Janice	Ringo, Pete	Meehan, Paul	Sievers, Steve	Fox, Jean	
Zinn, Gail	Slipcheck, Chris		Swartz, Rick	Britton, Jim	
			Lieberman, Wayne		
			Mertins, Enrique		

Access	Investment Mgt.	Landscape	Lighting	SWM	Roads
Eisenbeis, Bob	Eisenbeis, Bob	Woodman, Lynne	Lamy, Jim	Moran, Bill	Lamy, Jim
<i>Young, Bob</i>	<i>Eisenbeis, Bob</i>	<i>Callison, Connie</i>	<i>Lamy, Jim</i>	<i>Schaefer, Gary</i>	<i>Biddlecome, Jim</i>
Sasa, John	Huppert, Jack	<i>Smith, Cheryl</i>	Straub, Pauline	Callison, Jim	<i>Tangney, Tom</i>
Key, George	Paulson, Dick	<i>Willett, Mary</i>	Willett, Dave	Emmer, Izzy	Henry, Brian
	Ronning, Maureen	Bennett, Gary	Stivers, Danielle	Farber, Deb	Tambourine, Ron
	Sunkenberg, Henry	Elwood, Ann	Geller, Linda	Ladolcetta, Matt	Slipcheck, Chris
	Tambourine, Ron	Meehan, Jackie	Janke, Chris	McCreery, Bob	Chase, Kevin
		Schaefer, Donna		Sedenquist, John	Prater, Bill
		Thibault, Roger		Swartz, Rick	
		Willett, Dave		Willett, Dave	
		Hunt, Deb			

Note:

Committee Liaisons are in **BOLD**

Chairs are *ITALICIZED*.



Copy of Rosedale Roads Committee Tasks and Status December 2020

[illegible]



# Aquagenix

A DBI SERVICES COMPANY

MANAGING YOUR ENVIRONMENTAL NEEDS

## Special Service Agreement

### Rosedale Master Association

c/o Resource Property Management, Inc.

2025 Lakewood Ranch Blvd., Suite 203

Bradenton, FL 34211

Contact: Rhonda Vaughn

Proposal ID	Date	Terms
121761	12/3/2020	Balance Due 30 Days After Completion Of Work

### We are pleased to quote special pricing as follows

Rosedale Bride (see attached map) Supply and installation of morol and fill dirt cover with Mirafi W404 in accordance with industry standards. The fabric will then be covered with 6" to 12" Rip Rap stone to achieve an appropriate slope and to help control the erosion around the bridge wings

Quantity	Description	Taxable	Unit Price	Extended Price
75	Rip Rap stone 6"x 12" by ton	Yes	\$117.00	\$8,775.00
25	Marl stone by ton	Yes	\$28.49	\$712.25
3	Fill dirt by ton	Yes	\$15.40	\$46.20
1	Mirafi W404 Fabric	Yes	\$410.00	\$410.00
1	Labor	No	\$4,775.00	\$4,775.00
			<b>SubTotal</b>	<b>\$14,718.45</b>
			<b>Tax</b>	<b>\$696.04</b>
			<b>Grand Total</b>	<b>\$15,414.49</b>

This offer is good for twenty one (21) days from date of quote.

DO NOT PAY FROM THIS AGREEMENT - INVOICE TO FOLLOW

  
AQUAGENIX

PRINT NAME

DATE

CUSTOMER

PRINT NAME

DATE

### BRANCH OFFICE

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