

Minutes of the Rosedale Master Homeowner's Association Board
March 11, 2021 – Via Zoom

The Rosedale Master Homeowner's Association Board meeting was held on March 11, 2021, 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 Statute F-720.

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

Approval of Minutes for the BOD February 11, 2021: Don Goodenow made a motion to approve the February 11, 2021 minutes. Paul Meehan seconded the motion. All in favor, motion passed.

President's Report: see ARC Report

Treasurer's Report: Bob Eisenbeis gave the report. See Attached Report

Committee Reports:

ARC Committee Report: Lynne Woodman gave the report.

ARC Request load has been very heavy and very time consuming. ARC Committee will call a Special Meeting to address how to streamline the process.

Legal Committee: Paul Meehan gave the report.

Continued litigation regarding CH6. Will get update on CH6.
Discussed legal requirement for document renewal.

Roads Committee: Tom Tangney gave the report: See Attached Report

- 1) Motion was made by Fred Booth to approve purchase and installation of 2 mini speed humps for \$3500.00. Don Goodenow seconded the motion. All in favor. Motion passed.
- 2) Don Goodenow made a motion to authorize the Roads Committee blanket authority to allocate the remaining 2021 signs budget. Bill Moran seconded the motion. All in favor. Motion passed.
- 3) Don Goodenow made a motion to approve Phase 1 sidewalk repair up to \$10,000.00. Paul Meehan seconded the motion. All in favor. Motion passed.
- 4) Don Goodenow approved adding one sidewalk panel at each of the Links mailboxes up to \$2,800.00. Paul Meehan seconded the motion. All in favor. Motion passed

Common Grounds Issues and Proposals: Cheryl Smith gave the report.

- 1) Malachite and Tobermory Street – Paul Meehan made a motion to add irrigation and hedges for a total of \$5710.00. Bill Moran seconded the motion. Don Goodenow and Bob Eisenbeis opposed. Majority approved. Motion passed.
- 2) 51st and 88th – this was postponed

- 3) 88th and 52nd Ave – Paul Meehan made a motion to approve plantings for \$1020.00. Bill Moran seconded the motion. All in favor. Motion passed.
- 4) Replacement of Mulch for dog park entrance – this is postponed

Stormwater Management Committee: Bill Moran gave the report. See attached.

Bill Moran made a motion to ratify Shroyer Drapala for Pond 5 repairs. Don Goodenow seconded the motion. All in favor. Motion passed.

Compliance Committee: Fred Booth gave the report.

Appeals Committee consists of: Liaison – Fred Booth, Chairman – Dan McAllister and Observer – Paul Meehan.

Members: Danielle Stivers, Sue Lee, John Hughes and Bob Young

If there are any appeals they will take place on the 3rd Monday of every month in the RPM Conference Room from 3:00 pm to 4:15 pm.

Cable Committee Report: Bill Moran gave the report – see attached report.

Bill Moran made a motion to nominate Jim Lamy to the cable committee. Don Goodenow seconded the motion. All in favor. Motion passed.

Bill Moran will step back as liaison and Don Goodenow will be the interim liaison.

Lighting Committee:

Just a reminder that per the CC&R's all exterior lights must be on from dusk to dawn.

Old Business:

- a. Phase 1 should be completed within 1-2 months
- b. Cracked panels discussed approval to repair on panel (see Roads Committee report)
- c. Phase III not proceeding at this time

New Business:

- a. Budget Process – Bob Eisenbeis gave a report – see attached Budget Line Items and Community Line Item - Discussed drafting a "Delegations of Authority" document to clearly define authorization and delegations to the officers, directors, committee chairs and management company.
- b. Traffic Control Radar – discussed need to describe roles for Board Members and Committee Chairs and Board Liaisons.
- c. Supervision of Committees – to be discussed
- d. Lennar Issues – Lennar continues to build homes and conduct its business outside the oversight of the Board and the ARC. There are a number of homes where Lennar homes are in violation of the CC&R's. The Board and ARC should proactively and in writing address all of these issues (damage to common grounds, building of privacy walls along zero lot line homes with a lanai, etc.)

Adjournment: Motion was made by Bill Moran to adjourn meeting and seconded by Fred Booth.
All in favor. Motion passed unanimously. Adjourned at 4:45 pm. The next BOD meeting is scheduled for
April 8th, 2021, at 2:00 pm via Zoom.

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

Attachments:

Treasurer's Report
Roads Committee Report/Common Grounds Issues
Stormwater Committee Report
Compliance Committee Report
Cable Committee Report
Proposed Budget Process /Spending Proposal Requirements
Budget Line Items
Committee Budget Responsibilities
Master List of Committee Members

To: Rosedale Master Homeowners Board of Directors
From: Robert Eisenbeis, Treasurer
Subject: Treasurer's Report for January 2021
Date: February 9, 2021

Budget and preliminary financials are available for the month of February. We presently have total assets of \$2,703,787.13. Reserves are \$1,261,676.05 and operating cash is \$1,259,450.09, and the remainder of \$182,660.99 is receivables, of which \$180,654.46 are fees yet to be received.

In terms of operating expenses,

Year-to-Date Monthly Expense Categories

Maintenance and Repairs are under budget by about \$7,327.13

Landscaping is over budget by \$53,857.89.

Gate Attendants and Security is over budget by \$270.50

Utilities are under budget by \$251.53.

Administrative is under budget by about \$1,508.43

Cable is under budget by \$2770.94

Overall, we are over budget, due to expenses for mulch and pine straw by \$43,158.27. We have had \$7,620.00 of reserve expenses to date. As of March 8, there were 85 delinquent accounts and another 9 in the process of collection. Finally, we have again engaged Bobbitt-Prittenger to conduct the 2020 audit of our financials.

March 2021 Roads Committee Board Report

Requested Board Actions (additional detail below)

1) Motion to approve \$3,500 for the purchase and installation of 2 mini speed humps to replace the existing ones near the entrance to the clubhouse parking lot. Budget line item 2049 (\$9,000).

2) Motion to authorize the Roads Committee for blanket authority to independently allocate the remaining 2021 signs budget (~ \$4,000 from line item 2047) to add the dog park sign and replace additional missing/faded/damaged street and traffic control signs in 2021 per priorities without separate approvals. This is critical to afford cost saving by batching of jobs with the vendor and to eliminate project delays. Roads will report where these funds have been allocated and will solicit separate approval for any budget overages.

4) Motion to approve up to \$10,000 for Phase I of the sidewalk repair (grinding ~150 panels) - budget line item 2060 (\$10,000). Phase II and Phase III (replacement of cracked panels) requires transfer of funds from pooled reserve to 2060 prior to proceeding.

5) Discussion of speed mitigation options (see attached).

Task 20-02 Speed Humps – See above.

Multiple Tasks related to signs – Sign replacement strategy added to the community website. Cost for the dog park sign has been assessed (\$400, Task 21-02). Several missing/damaged street/speed limit/stop signs have been identified (Tasks 20-03, 21-06). See above for motion to approve additional work with existing vendor.

Task 20-05 Developer Signs (at gates and throughout community) - Resident feedback received desiring removal...a landscaper/handyman should be able to do so at minimal cost. NEED BOARD TO OBTAIN APPROVAL FROM HUNT/OTHER BUILDERS TO PROCEED.

Task 20-06 Sidewalk Repair - See January/February reports for additional details as well as, the above, motion to proceed with Phase 1. Actual repairs will not likely start until May 2021 due to delays in project approval. We were also asked to estimate the cost to add sidewalk panels adjacent to the community mailboxes in the Links (**Task 21-05**). The cost of 2 panels/mailbox is ~\$900 x 7 mailboxes = ~\$5,600. Based on cost, it is not recommended to proceed unless Master Board makes funds available.

Task 20-07 Flooding near 5047 88th St E – Down payment on grate expansion work made. Installation is scheduled for the week of March 8. Local HOA's have been notified. (Bid #7030, \$2,080 due on completion).

Task 21-02, 21-03, and 21-04 - Monument/Fencing/Gate Maintenance –

21-02 Warped Styrofoam monument/logo @ 44th St entrance – Contractor discussions underway.

21-03 Baltry Court Wall – Pressure washing and repainting is the current top priority. In the process of soliciting bids.

21-04 Tobormory pond wall – Request Landscape committee address dead hedging and Brazilian Pepper Trees hanging over wall prior to pressure washing top and inside of wall.

Task 20-02 - Speed Mitigation Discussion

Phase 1 - Reduce harshness of two speed bumps near entrance to the clubhouse parking lot.

ACTION - Approve \$3,500 (\$2,600 for purchase + \$900 for installation) to replace the 2, existing, 24' x 18" x 2.25" bumps installed previously with 2, new, 23.5' x 23.5" x 1.25" mini speed humps. Budget line item 2049 (\$9,000 for 2021). **NOTE:** The cost to reinstall the existing humps elsewhere is \$450 (same trip) or \$625 (separate trip) although this is not recommended as it would create the same harshness issues elsewhere.

Phase 2 - Investigate and propose solutions to mitigate speeding within Rosedale. 7 locations identified and previously communicated. Preliminary options and recommendations are listed below. Final decisions to be made by the master board with input from the roads committee. Communications would be made through the RCC.

Options for Mitigation (recommended solutions highlighted) - Perceived preference (residents/roads committee/board?) is to facilitate compliance versus punish non-compliance while managing ongoing costs. Preferred solutions were determined on this basis.

1) Speed Bumps – 1 or 2 lane configuration. Typically 12-18" wide by 2.25-3.5" high. Designed for speeds of 5 - 10mph. Low cost (\$2K including installation) per bump. Preferred for parking lots and some roads but can be excessively harsh (especially for golf carts) and least emergency vehicle friendly. This is what is currently installed near the clubhouse parking lot entrance.

2) Mini Speed Humps – 1 or 2 lane configuration. 23.5" wide by 1 1/4" high. Designed for speeds of 15 - 20mph. Low cost (\$2K/2 lane hump includes installation). Less harsh than above, more suited for residential streets, and more golf cart/emergency vehicle friendly. This is what is planned to replace the current bumps near the clubhouse parking lot.

3) Speed Tables – 1 or 2 lane configuration. Typically 7-21 feet wide by 3 - 4" high. Wide width and flat top facilitate speeds of +/-25mph. Somewhat more costly (see below). Least harsh, more suited for residential streets and most golf cart/emergency vehicle friendly. Note that 2 single lane tables (v 1 dual lane table) are necessary in many locations in Rosedale due to staggered driveway configurations (it may be possible to drive around single lane tables by crossing into the oncoming lane).

- 1, dual lane table. 10 - 14 feet (in traffic direction) by 3" high: Quotes from \$5,500 - \$7,700 plus installation (est. \$2,000+)
- 2, single lane tables: 7 – 10 feet wide (in traffic direction) by 3" high (quotes from \$3,500 - \$7,000 plus installation est. @\$2,500)

4) Speed Cameras - Record and capture speeding. Costly both initially and ongoing (\$12-15K for a mobile, solar powered, unit plus annual cloud storage/maintenance/calibration fees of \$3K/year plus cost to monitor and issue fines). Only able to monitor one spot at a time, and fines are unpopular!

5) Awareness Signs - Measure and display speed at \$3-4K/sign. Awareness only...no enforcement or true mitigation.

6) Portable Traffic Analyzer - Battery operated, mobile device that records speed/volume/etc. data which can be retrieved for analysis. Cost is \$3K plus time/effort to analyze data. Provides data to facilitate decision making only...no mitigation or enforcement.

7) Contracted Sheriff - Monitors and issues tickets. Very costly initially and ongoing (requires \$30K county traffic sign study plus \$300/hour). Limited time on-site and tickets are unpopular! Note: parked sheriffs car is not viable on private roads and is also in violation of the Rosedale covenant.

Final Comment – There is a great deal of passion, and very little agreement, around this issue within the community. Any solution will likely have both proponents, and vocal detractors.

COMMON GROUNDS ISSUES AND PROPOSALS
MASTER BOARD MEETING
March 11, 2021

1. Malachite and 44th Street

Irrigation and Hedge to be added to the outside of the Palm trees in common grounds area. The area from the Highlands on Malachite already has hedge and would be continued into the Links area. This would be much need connector to the entrance area just beyond the pillars. The homeowners have been notified and they are supportive. The hedge on the right side of Malachite has been extended to additional 16 feet to accommodate blocking common ground area from being run through with equipment. At the last meeting it was requested to have a lot plan and plantings plan which have been attached – Irrigation \$1830, Plantings \$3880

Budget: Other Plants \$2880 - Irrigation \$1830 – Mulch \$1000,00

2. 51st and 88th at the pillars replacement of dead plants and modify irrigation \$3720

Budget: Other Plants - \$1220 - Irrigation \$1500 – Mulch 1000.00

3. 88th and 52nd Ave irrigation on and now replacement plantings. This is the area that Debbie Judge addressed in the former board meeting. - \$1020

Budget: Other Plants \$720.00 – Mulch - \$300

4. Replacement Coco Mulch for entrance walkway to Dog Park. \$385

Budget: Mulch \$385

5. Emergency Sign for Baltry Park Common area. Reported Last month that workers from the construction area are parking there. We are now seeing residents parking there including a camper that was parked on Marbella. We would like to recommend that roads get a “No Parking on Common Grounds” asap as the lot and is causing ruts. I communicated with Tom Tangney from Roads Committee and he suggested to bring before the board and approve it for them to move forward.

Questions for the Board:

1. It was discussed at last meeting for procedures for spending. Ronda was going to check and get information and if there was an ok if there was already a budget in place. Any news in this area?
2. Bob was also going to get something together on the budget and how to use for planning and spending the budget. Any progress on this?

Rosedale Roads Committee Tasks and Status March 2021

Task ID	Source	Contact/Email	Rec'd	Description	Type	Assigned	Last Status	Scope/Plan/Board Review	Budget	Authorized	Vendor	Start	Complete	Payment	
20-01	Board		10/7/2020	Proposal By Superior To Cure Cause 88th St Surface "Waves"	Surface	Prater	1/6/2021	Vendor Standing By	\$ 27,390		Superior				
20-02	Board		10/7/2020	Develop Plan For Altering Speed Bump Configuration	Surface	Tangney	2/3/2021	Ready For Board Feb Mtg	\$ 9,000	Yes					
20-03	Board		10/7/2020	87th & 54th Ave Signs Replaced Additional To Be Budgeted	Signs	Henry	2/3/2021	1st Options To Board Feb 21			Lykins	Nov 20			
20-04	RPM		10/7/2020	Proposal To Improve Rustic Walkway Adjacent 87th St	Sidewalk	Chase	1/6/2021	On Budget Hold	\$ 10,000						
20-05	Resident		10/21/2020	Develop Proposal To Remove Developer Gate Signs	Signs	Biddlecome	1/6/2021	RPM: Hunt To Notify When Go							
20-06	Board		10/7/2020	Legacy Sidewalk Repair/Replace 6 Vendors Interviewed	Sidewalk	Biddlecome	2/3/2021	Ready For Board Feb Mtg	1st Phase \$10k						
20-07	Resident		10/21/2020	Stormwater Drainage Issue In Westbrook	Drains	Tangney	2/3/2021	Ready For Board Feb Mtg	\$ 5,047	Yes					
20-08	Resident		11/4/2020	88th St Drain Near 5244 Shows Adjacent Sub Surface Erosion	Drains	Prater	1/6/2021	On Budget Hold							
21-01	Board		1/5/2021	Incorporate Walls and Monuments Into Roads Committee	Walls	Chase	2/3/2021	Update To Board							
21-02	Board		2/1/2021	Scope Cost of Dog Park Sign	Signs	Henry	2/3/2021	Scope Underway	\$ 300						
21-03	Resident		2/5/2021	Stop Signs 87th, Others	Signs	Henry									
21-04	Resident	Gregg Mathews	2/21/2021	Reports Lights Out On 87th Monument/Front Gate	Grounds	Refer									
21-05	Resident	Mike Moran	2/25/2021	Request For Sidewalk Panel Adjacent to Links Mail Boxes	Sidewalk	Biddlecome									
21-06	Resident	Kuchinski	3/4/2021	Reporting Speed Sign Damaged on Westbound 52th Ave	Signs	Henry									
	Board				Signs										
	HOA				Surface										
	Resident				Gutter										
	RPM				Drains										
					Sidewalk										
					Walls										
					Refer										

Stormwater Management Committee Report, March 2021

Items Requiring Board Action

1. Authorization of engineer scope of work and terms and conditions for Shroyer Drapala for Pond 5 in the Links. At this time the scope is for additional data collection essential to design corrections and for conceptual engineering solutions with costs for committee evaluation.
2. Completed Tobermory bridge erosion repair expense.
3. Community guidance on pond management.

List of Projects Completed Since Last BOD Meeting

1. **Tobermory Bridge Bank Stabilization** This work was completed by Landshore on March 5, 2021.
2. **Swales.** Work is continuing on swale re-construction with good progress being made. As a side note one homeowner has chosen at his own expense to hire an engineer to design an underground drainage system. SWFWMD has approved this design.
3. **Pond 10 Legacy.** A meeting was held with two potential contractors for shoreline restoration for Pond 10. Proposals are expected the week of March 8. Contractors were directed to provide proposals for rip rap or alternative hardscape solutions versus geo-tubes because of continued water level fluctuations that could make vegetation on geo-tubes unstable.
4. **SWFWMD Violation Notice.** Work continues on correction of the missing swales in the Links as described above. Proposals were received from two consulting engineering firms to correct Pond 5 performance. Another three firms were contacted but declined to provide proposals. Schaefer recommended the Shroyer proposal to the Committee by email and asked for comment. Comments were received by phone and email. The committee agreed that the Shroyer proposal was most responsive for Pond 5.
5. **Removal of Invasive Plants.** Proposals from four firms have been obtained for removal of invasives. This is a condition for grant approval by Manatee County. The grant request filed with Manatee County for matching funds up to \$10,000 for removal of invasive species in 2021 is pending. The grant request for matching funds from the Tampa Bay Estuary program is still being explored.

List of Projects Currently Underway and Status

1. **Tobermory Bridge Bank Stabilization.** This work was completed March 5, 2021. Landscaping work beyond sodding remains to be completed and is critical to prevent erosion from re-starting.
2. **Pond 5 Links Citation.** A proposal for preliminary engineering and additional data collection from Shoyer Drapala is attached and recommended for approval. Terms and conditions remain to be reviewed by legal counsel.

3. **Pond 10 Legacy Issues.** Proposals are expected from two firms for hardscape shoreline restoration for Pond 10 on the homeowners' shoreline. Water quality remains a significant issue with a major algae bloom the week of March 5 that could not be completely controlled. The addition of a fountain was again requested by one homeowner. The Board is reminded that the only permanent solution to this problem involves keeping reclaimed wastewater out of Pond 10 and 9.
4. **Community Wide Pond Management.** The SWC approved a policy statement and resident guidance concerning best management practices for pond management throughout Rosedale at its February 18 meeting. Approval from the Board for distribution community wide is requested.
5. **Pond Plantings.** A list of aquatic planting locations for 2021 is being prepared.
6. **Invasive Species Removal Grant.** A grant for up to \$10,000 for invasive species removal is pending with Manatee County. Meetings with county staff on-site to inspect the staff have taken place. Four proposals from contractors for the work have been obtained and a fourth is expected this week. Another grant request for matching funds is being prepared to the Tampa Bay Estuary Program.

New Projects

1. Doon Valley common area drainage issue.
2. Eastwood Park drainage issue.
3. Pond 7 common area drainage issue.
4. Downed solar pole and drainage near the main entrance to Rosedale.

ROSEDALE STORMWATER COMMITTEE

ROSEDALE LAKE MANAGEMENT POLICY

Background

Rosedale has 21 stormwater lakes (actually stormwater treatment ponds) in the Legacy section, 4 in the Highlands and 11 in the Links (see Exhibit). There is approximately 25,000 lineal feet of lake shoreline that have riparian residences. The lakes in Legacy are over 20 years old and many are showing significant bank erosion. The lakes in the Highlands are over 15 years old.

Causes of Shoreline Erosion

According to the University of Florida Extension (UF-Extension Manatee County Video) shoreline bank erosion is primarily due to the following factors:

- Wave action gradually eroding shoreline soil
- Point discharges of stormwater runoff from roofs without gutters and misdirected gutter downspouts.
- Improper, broken or misaligned irrigation heads
- Close mowing of shoreline vegetation which keeps it from developing deep root systems to stabilize bank soil.

Potential Cost to Repair Shorelines

The cost of repairing shoreline erosion is very significant. The installation of geotubes at Westbury cost \$46,000 or \$43 per lineal foot and another \$16,000 for rip rap at \$35 per lineal foot. Extrapolating these costs to the entire 25,000 lineal feet of Rosedale lake shoreline adjacent to residences indicates potential expenditures approaching or exceeding a million dollars.

Effective Measures to Prevent and Mitigate Shoreline Erosion

The UF-Extension states that there are measures that can prevent the need for many of these expenditures. These include:

- Planting of wetland vegetation on the shallow water littoral shelf along the lake shorelines to block wave energy

- Allowing a 4 to 6 foot buffer of shoreline vegetation to grow to 12 to 18 inches to establish deeper root systems to hold bank soil in place
- Installing gutters to protect house foundations and prevent erosion gullies from forming to the shoreline
- Routing gutter downspouts underground to the property line into a bubbler box.
- Connecting the bubbler box to the lake using underwater piping

Each of these measures requires action on the part of homeowners, local HOAs, and the master HOA at Rosedale. In some instances they may also require the cooperation and assistance of Coral Hospitality the golf course owner.

Existing Covenants

The following existing Rosedale covenants are relevant to the issue of shoreline erosion.

Lake Maintenance The covenants state the division of maintenance responsibilities between Rosedale HOA and CH6. Lakes 1-5 (see attached exhibit) are maintained by the RHOA but any repairs are paid 100% by CH6. Lakes 6-14 and the lakes in the Links are 100% the responsibility of RHOA. Lakes 15-26 are a shared responsibility between RHOA and CH6 with RHOA paying 41.6% and CH6 paying 58.4%. However for Lakes 15-26 the covenants state that all lake bank and bulkhead structure maintenance and repair on land between home owner lot lines or common areas and adjacent lakes are the sole responsibility of RHOA. CH6 remains responsible for banks between the golf course and lakes. Simply stated it appears that RHOA is 100% responsible for the cost of any bank remediation.

Dwellings There does not appear to be any requirement for gutters in the Covenants. There also is no requirement to connect downspouts from existing gutters underground to property lines adjacent to lakes. Finally there is no discussion of underwater connection of underground downspouts into lakes.

Maintenance of Lots and Land Adjacent to Lakes The Covenants state “(a) No weeds, underbrush or other unsightly growth shall be permitted to grow or remain uncut or unmowed upon any Lot...”. Also the Covenants state “(b) The Lot Owner shall be responsible for all routine maintenance, including ... mowing, irrigation ... landscaping located between the Owner’s Lot line and the water’s edge... repair ... of the area located between a body of water and an owner’s adjacent Lot...the Master

Association will be responsible for repairing ...as needed.” “The Master Association shall make all decisions on repair...”

Recommendations

1. The RHOA should modify the existing covenants to encourage owners to install gutters.
2. The RHOA should modify the existing covenants to encourage owners to connect existing gutter downspouts underground to bubbler boxes at property lines.
3. The RHOA should specify means and methods for underground downspout connection to property lines.
4. The RHOA should adopt a policy that no shoreline remediation will be undertaken on any lake until every adjacent owner has installed underground downspout connections to their property lines.
5. The RHOA should begin to set aside funds for the connection of underground downspouts into lakes below the lowest anticipated lake level.
6. The RHOA should fund the installation of wetland vegetation on the littoral shelves of all lakes in Rosedale adjacent to residences.
7. The RHOA should modify the existing covenants to clarify that “weeds” does not include taller maintained vegetative buffers along lake shorelines and that it also does not include wetland plantings on littoral lake shelves.
8. The RHOA also should modify the existing covenants to clarify that “uncut and unmowed” does not include properly maintained taller lake buffer vegetation.
9. Local HOAs and individual property owners responsible for lake shoreline management should establish a buffer of 12” tall vegetation 4 to 6 feet from lake water’s edge.

The Rosedale Community Compliance Process

The Rosedale community compliance process is designed to assure a well-maintained, harmonious community. The framework for the effort is the documents that govern the community.

The Compliance Process

The compliance mechanism has these components:

1. Governing documents of the community
 2. A process for reviewing the community to identify non-compliance, with a non-compliance notice / correction process
 3. An enforcement mechanism, including the imposition of fines or corrective measures
-
1. The governing documents of the community include:
 - a. Master Declaration of Covenants, Conditions and Restrictions
 - b. Bylaws, and
 - c. Any other applicable rules and regulations adopted by the RMHAO board
 2. The compliance process involves:
 - a. Helping residents recognize the community requirements they have agreed to abide by, as contained in the community's governing documents
 - b. Identifying violations of the community's governing documents
 - c. Notifying residents of non-complying situations
 - d. Addressing non-compliance, with an emphasis on voluntary compliance
 - e. Notifying residents of the fines or corrective measures to be recommended for uncorrected compliance situations
 - f. Referring recommended fines or corrective measures to the Master HOA board for application
 - g. Ongoing review of identified non-compliance situations
 3. The enforcement mechanism involves:
 - a. A schedule of fines or corrective measures, based on the authority granted by the community's governing documents
 - b. A process for applying fines or corrective measures
 - c. An appeal process
 - d. A collection process

Reporting of Non-Compliance Issues

Possible non-compliance issues can be raised in the following ways:

- 1) A resident complaint
- 2) A Neighborhood Review, or
- 3) A Compliance Review Committee (CRC) action

Any resident who has a concern about a possible non-compliance issue should document the concern using the Compliance Violation form (shown below). Complete the form and either:

- Email it to Resource Property Management
- Drop off the form at the Resource Property Management offices, or
- Email it to a member of the CRC

The information provided should include a specific description of the possible non-compliance issue, the address of the property and the name of the property's owner (if known). The CRC will NOT respond to anonymous reports, so please include your own name and contact information so that the CRC can address the matter.

Unresolved Non-Compliance Issues

The primary role of the CRC is to assist Rosedale homeowners in understanding the compliance aspects of Rosedale's Governing Documents, primarily its CC&Rs, and to advise residents on the steps necessary to maintain compliance with the CC&Rs. The CRC provides reports to the Rosedale Master HOA Board on non-compliance issues that remain unresolved, including recommendations on actions to be taken.

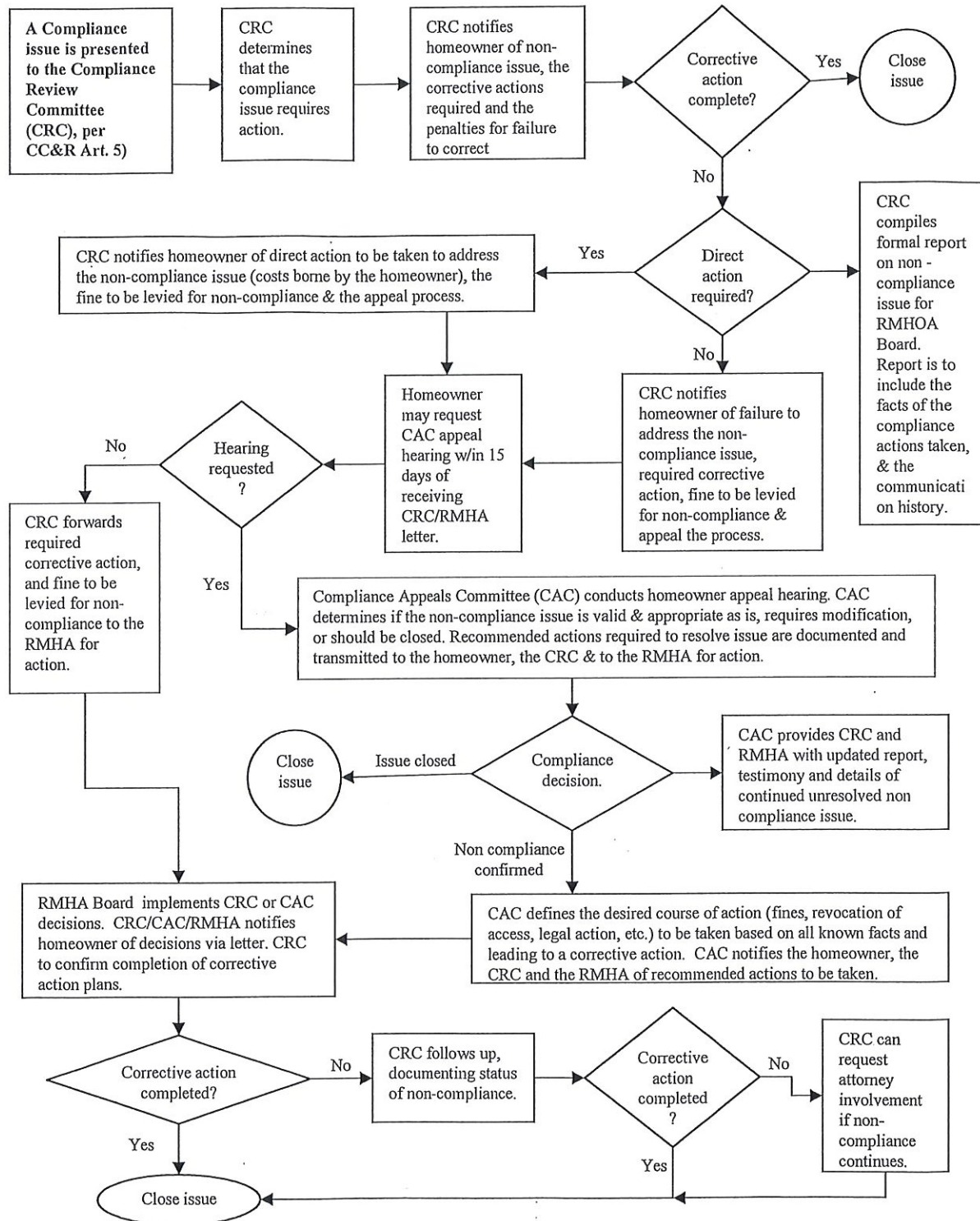
The CRC is charged with determining the legitimacy of a violation report and identifying the appropriate steps necessary to address and resolve non-compliance issues. The CRC will utilize information it gathers from its members' neighborhood reviews and reports received from affected homeowners, legal resources, and other appropriate sources. The CRC will also provide information to the Compliance Appeal Committee (CAC) concerning any appeal a homeowner may make.

The RMHA By-Laws (Article V – Powers & Duties of Board of Directors), RMHA CC&R's (Article V - Building Restrictions and Maintenance Obligations and Article XII - General Provisions), along with Florida Statute 720.305 - (Obligations of members; remedies at law or in equity; levy of fines and suspension of use rights) provide the primary guidance for the process that the CRC will use to take action on any non-compliance issue that are not rectified.

No matter the source, the process from that point forward will be handled in a consistent manner.

The accompanying "Rosedale Compliance Process Flow Chart" outlines the Rosedale Compliance Process.

Rosedale Compliance Process Flow Chart



USE RESTRICTION / VIOLATION FINE SCHEDULE

These fines may be levied by the Board for violations presented by the Compliance Review Committee. There are two different types of violations. Fines for physical and maintenance (P/M) violations are assessed daily or per incident unless otherwise indicated, and fines for behavioral (B) violations are assessed per incident.

Please refer to the General Provisions section (Article XII) in the Association's Declaration of Covenants, Conditions and Restrictions for additional information concerning enforcement.

Covenants	Violation Covered	Fine	Frequency	Type
Article V	Building Restrictions and Maintenance Obligations			
Section 1.	Residential Use	\$50	Daily	P/M
Section 2.	Construction of buildings separate and apart from a residence	\$50	Daily	P/M
Section 3.	Easements or setback lines – use and maintenance	\$50	Daily	P/M
Section 4.	Garage Doors and Windows	\$50	Daily	P/M
Section 5.	Antennas	\$50	Daily	P/M
Section 6.	Screening of Air Conditioner Compressors and other Mechanical Equipment.	\$50	Daily	P/M
Section 6.	Clothes Drying	\$50	Per Incident	B
Section 7	Driveway maintenance	\$50	Daily	P/M
Section 8.	Electrical service transformers - screening	\$50	Daily	P/M
Section 9.	Trailers or Temporary Buildings	\$50	Daily	P/M
Section 10.	Landscaping and Sprinklers	\$50	Daily	P/M
Section 11.	Fences, Hedges and Walls; Obstructed Vehicular View	\$50	Daily	P/M
Section 12.	Trees	\$50	Daily	P/M
Section 13.	Mailboxes	\$50	Daily	P/M
Section 14.	Artificial Vegetation	\$50	Daily	P/M
Section 15.	Vehicles: Parking, Blocking Sidewalks, Commercial Vehicles, Boats, RVs	\$50	Daily	P/M
Section 17.	Signs, Ornaments and Objects	\$50	Daily	P/M
Section 18.	Animals	\$50	Daily	P/M
Section 19.	Games and Accessory Structures	\$50	Daily	P/M
Section 21.	Nuisances; Refuse and Garbage Collection	\$50	Daily	P/M
Section 22.	Maintenance of Lots and Land Adjacent to Lakes	\$50	Daily	P/M
Section 23a.	Maintenance of Improvements; Roof and Driveway Cleaning and Maintenance	\$50	Daily	P/M
Section 23b/c.	Exterior Lighting	\$50	Daily	P/M
Section 24.	Hurricane Shutters	\$50	Daily	P/M
Section 27.	Regulations During Construction	\$50	Daily	P/M
Section 28.	SWFWMD Restrictions	\$50	Daily	P/M
Section 29.	Rental of Units - All violations	\$100	Daily	P/M
Section 30.	Photoelectric Cells on Exterior Lights	\$50	Daily	P/M
Article VI	Architectural Control and Variances			
Section 1.	Violation of ARC decisions	\$50	Daily	B
Article VII	Common Areas			
Section 2.	Private Roads; Traffic Control and Speeding	\$100	Per Incident	P/M
Section 3.	Common Area Usage; Boating or Swimming in Lakes	\$50	Per Incident	B
Article IX	Easement and Environmental Provisions			
All Sections	Alteration, Failure to Maintain or Violation of Easement Constraints	\$50	Daily	P/M
General	Rules adopted by the Master Homeowners Association			
	Any incident based rule	\$50	Per Incident	B
	Any physical or maintenance based rule	\$50	Daily	P/M

Note: For offenders being fined for repeat behavioral violations the fine shall be \$100 per day per violation unless a higher daily amount is allowed by law. Fines not paid within thirty (30) days will have interest of 18% per year annum. The Association's fine for each violation shall not exceed \$20,000. This does not include costs to collect the fees, including attorney costs, and interest charges applied. Non-payment will result with a lien placed on the property.

Cable Committee Report

March 2021

The Cable Committee is in the process of evaluating options for cable/internet services following the expiration of the present contract with Spectrum that runs through September 30, 2022. If Spectrum contract is not re-negotiated, substantial lead time is needed in the selection of a new contractor because they will have to lay new service lines. Spectrum has been invited to submit a proposal but has indicated that it cannot provide a proposal until after March 31, 2021.

The Committee met with HotWire Communications on February 24, 2021, and it has submitted a very competitive proposal that is under evaluation. Previously, a conference was held with Comcast and it planned to submit a proposal. Other service providers who have been contacted include Frontier, which has failed to return requests for information/contact) and independent network providers who would only provide internet services. If only internet services are provided, each homeowner could select entertainment packages from retail providers nationwide.

During the next month, the Committee will schedule a follow-up meeting with Comcast, schedule an initial meeting with Spectrum, and develop evaluation tools to compare offers from all three service providers. The Committee will also consider whether a survey is necessary to evaluate the needs and desires of the homeowners/users throughout Rosedale.

Memorandum to: Rosedale Master Homeowners Association Board of Directors
Subject: Proposed Budget Process and Spending Proposal Requirements
From: Robert Eisenbeis, Treasurer
Date: January 2021

Introduction: Following is a description of the current budget process. It also discusses how we have handled spending proposals; the approval process, including identification of what Board Committees are responsible for budget line items; and what categories of expenditures require Board approval, who can authorize payments, and what kinds of payments can be delegated to RPM once the budget has been approved.

Budgets: At present, board committees do not have individual budgets, and not all committees engage in activities that require budget funding. Instead, specific budget line items are identified representing the funding needs of the various projects and responsibilities of one or more committees. A list of the committees, with an indication of whether they have budgeted funding requirements, and which line items of the budget may be impacted are shown in Appendix A.

Budget Creation Process: The budget process followed in preparing the 2021 budget began in September when Ronda and I met to discuss the preliminary budget that RPM had prepared. The initial numbers were based upon the past year's expenses plus estimates of differences for certain line items based upon projections prepared by RPM. The numbers were reviewed and questions were posed about the amounts in line items relevant to the various board committees based on line items associations noted in Appendix A. That draft, together with specific questions, was sent to board members/committee liaisons. They were asked to solicit committee input and provide answers to the questions that had been raised. After first round input was received, an updated draft budget was sent in early October to each board member/committee liaison with an indication of the incremental funding request that had been received. Feedback was requested on three issues: the target amount for the combined maintenance fee and cable costs that the board members felt would be acceptable to the community, the priority as a board member each would place on the proposed incremental increases in 10 critical line items for which funding increases was requested for 2021 and any commentary or justification for the priority funding requests. After receiving that input, in late October a revised draft budget was circulated showing the funding requests, the priority each Board member placed on each proposed increase and the amount that each would add to the maintenance fee. Those views were finalized and presented to the Board for final consideration, modification and approval.

Management of Funding Needs During the Year: With an approved budget there remain some key issues concerning how actual spending and contracts are administered. There are several different kinds of needs and how they might be handled.

1. Major Contracts: We have five major contracts that account for approximately 75% of our total operating costs. These include: Teal-landscaping (9.2%), AlliedUniversal- gate attendants and related support costs(23%), RPM (3.3%), Aquagenix (2.1), and Spectrum-cable (38%). We are billed monthly for these services and except for the AlliedUniversal expenses, which are reviewed by the chair of the Community Access Committee, the others routinely submit monthly invoices that RPM pays out of allocated budgeted line items

without review except by the property manager and RPM accountants. I see no reason to change this since the contracts are reviewed by the Board when the contracts come up for renewal.

2. Routine Billing for Utilities and Related Expenses: Monthly bills are received for utilities and related expenditures including: electricity; electricity, telephone, water, cleaning and internet for the gate houses; water for irrigation; RPM OneSource access. Some of these are invoiced on a monthly basis and some are auto withdrawal payments. Payments are totally administered by RPM without Board involvement. There are many, many such invoices, especially for electricity and water. A complete listing of all such payments is provided to the board in the monthly financials prepared by RPM. I see no reason to change this process, especially since the volume is large and each item is relatively small.
3. Ad Hoc and Emergency Spending Needs From Budgeted Line Items: A large category of budgeted expenses - each of which may be relatively small - include office expenses, zoom video conferencing, irrigation repair, gate arm repairs and replacements, breakdown of video surveillance equipment, damage to the Malachite gate, lighting repairs that are typically reviewed and/or administered by the relevant Committee Chair and/or Board liaison. The repairs and replacements are typically addressed using a few vendors with whom we have had long standing relationships like Teal, New IQ, etc. Additionally, as part of the transition, we have had a continuing need to seek legal advice from the law firm Porges, Hamlin, Knowles and Hawk, PA we have an agreement with to represent us. We have budgeted for that expense but use varies from month to month. Requests for legal guidance are always initiated by the chair of the Transition Committee. As mentioned previously, all of these ad hoc type expenses typically are run through the relevant committee chair or Board liaison in consultation with RPM. The process has worked relatively well. We may want to consider setting limits on the size of such delegated payments before additional review by the board is required, especially if the costs might pose budget over-runs.
4. Ad Hoc Projects That Might or Might Not Fall into Budgeted Categories, Might Be Reserve Expenditures, or Are Clearly Un-budgeted: We have experienced numerous requests for spending on projects but sometimes with little or no information as to what budget category out of which they might be funded. Many, such as repair of catch basins, road work and replacement, water pump replacement, lake bank repairs are clearly reserve expenditures and proposals to the Board should clearly indicate if that is the case. Some proposals such as landscaping are clearly not reserve expenditures and either should come out of the landscaping budget if appropriate or need to be identified as unbudgeted items. Once quotes are received, permits obtained where relevant, and work has begun, it is the committee chair or board liaison's responsibility to monitor the spending and coordinate with RPM. The key issue here concerns the need for those proposing work to determine in advance what type of expenditure is involved and what portion of the budget should cover the costs.
5. Insurance Related Expenditures: Recently, we have had instances where damage has been done to either the Malachite gate, guard houses and/or rt 70 and 44th avenue gate equipment. In most instances, either RPM has gotten quotes and appropriately made sure that the work was done. In the case of gate damage, the quotes have been obtained from New IQ by the chair of the Community Access Committee and then when completed, RPM manages the payment and helps to collect costs from residents or outsiders who

caused the damage. Again, this seem appropriate and I see no need to change how this is handled.

Budget Line Items and Committee Responsibilities

		2021 Budget
MAINTENANCE & REPAIR		
2010-Association Reimbursement	RPM	
2047-Sign Repair/Maintenance	Roads	\$5,000.00
Speed Bumps	Roads	\$9,000.00
	Communications	
2051-Holiday Decorations	Website	\$6,000.00
2057-Misc. Maintenance	RPM	\$193.00
2059-Water Woods/Wetland	SWMC	\$17,880.00
2060-Sidewalk Repair	Roads	\$10,000.00
2061-Pot Hole Repair	Roads	\$5,000.00
2063-Monument-Ltr Pnt/Maint	Roads	
2064-Pressure Wash Sidewalks	Roads	\$23,000.00
2065-Mailbox Repairs	Not Assigned	\$2,500.00
TOTAL MAINTENANCE & REPAIR		
LANDSCAPE		
2070-Landscape/Grnds Contract	Landscape and Irrigation	\$129,200.00
2071-Mulch	Landscape and Irrigation	\$13,500.00
2072-Tree Removal	Landscape and Irrigation	\$3,000.00
2073-Palm / Tree Trimming	Landscape and Irrigation	\$18,000.00
2074-Tree Replacement	Landscape and Irrigation	\$1,000.00
2075-Annuals	Landscape and Irrigation	\$5,000.00
2076-Other Plants	Landscape and Irrigation	\$5,000.00
2077-Irrigation Repair	Irrigation	\$40,000.00
2078-Lake Maintenance	SWMC	\$31,606.00
2079-Lake Bank Maintenance	SWMC	\$20,000.00
2080-Invasive Tree Removal and Maint	SWMC	\$5,000.00
2082-Landscape Light Repairs	Lighting	\$10,000.00
TOTAL LANDSCAPE		
GUARD/SECURITY		
	Community	
2087-Gate arm & hardware	Access	\$6,000.00
2089-Gatehouse Repairs	RPM	\$3,000.00
2090-Gatehouse Cleaning	RPM	\$3,550.00
2091-Gatehouse Pest Cntrl/Supp	RPM	\$706.00
	Community	
2095 Access Control	Access	\$349,089.00
	Community	
2096-Secur Visitor software	Access	\$7,740.00
	Community	
2097-Security Hardware	Access	\$14,000.00
TOTAL GUARD/SECURITY		
UTILITIES		
4010-Gatehouse Electric	RPM	\$3,952.00
4011-Irrigation Electric	RPM	\$4,140.00
4012-Landscape Light Electric	RPM	\$9,140.00
4020-Gatehouse Water	RPM	\$1,200.00
	RPM/Landscaping and Irrigation	
4021-Irrigation Water		\$3,000.00
4050-Telephone / Internet gate	RPM	\$5,500.00
TOTAL UTILITIES		
ADMINISTRATIVE		
5010-Management Fees	RPM	\$46,224.00
5011-RPM Office Expenses	RPM	\$20,000.00
5012-CPA audit tax prep	RPM	\$7,500.00
5013-RPM OneSource Access	RPM	\$1,000.00
5016-Licenses/Permits/Fees	RPM/SWMC	\$2,500.00
	Communications-	
5018-Web & News Letter	Website	\$350.00
5025-Storage Facility	RPM	\$720.00
5030-Legal Fees	RPM/Transition	\$20,000.00
5031-Professional Engineering		
Srv/Sfwmd Permits	SWMC	\$30,000.00
Accrued Collection Income	RPM	
5036-Income Taxes	RPM	\$6,000.00
5037-Road Study Followup	Roads	\$0.00
5040-Insurance	RPM	\$9,800.00
Bad Debt	RPM	
TOTAL ADMINISTRATIVE		
MISCELLANEOUS		
6010-Emergency Operations	RPM	\$1,000.00
6075-Repairs-Insurance Claim Expense	RPM	
TOTAL MISCELLANEOUS		
CABLE		
7070-Cable TV	Cable	\$737,262.00

Committee Budget Responsibilities by Line Item

		2021 Budget
7070-Cable TV	Cable	\$737,262.00
2051-Holiday Decorations	Communicatdions/Website	\$6,000.00
5018-Web & News Letter	Communications-Website	\$350.00
2087-Gate arm & hardware	Community Access	\$6,000.00
2095 Access Control	Community Access	\$349,089.00
2096-Secur Visitor software	Community Access	\$7,740.00
2097-Security Hardware	Community Access	\$14,000.00
2070-Landscape/Grnds Contract	Landscape and Irrigation	\$129,200.00
2071-Mulch	Landscape and Irrigation	\$13,500.00
2072-Tree Removal	Landscape and Irrigation	\$3,000.00
2073-Palm / Tree Trimming	Landscape and Irrigation	\$18,000.00
2074-Tree Replacement	Landscape and Irrigation	\$1,000.00
2075-Annuals	Landscape and Irrigation	\$5,000.00
2076-Other Plants	Landscape and Irrigation	\$5,000.00
2077-Irrigation Repair	Landscape and Irrigation	\$40,000.00
2082-Lndscpe Light Repairs	Lighting	\$10,000.00
2065-Mailbox Repairs	Not Assigned	\$2,500.00
2047-Sign Repair/Maintenance	Roads	\$5,000.00
Speed Bumps	Roads	\$9,000.00
2060-Sidewalk Repair	Roads	\$10,000.00
2061-Pot Hole Repair	Roads	\$5,000.00
2063-Monument-Ltr Pnt/Maint	Roads	\$0.00
2064-Pressure Wash Sidewalks	Roads	\$23,000.00
5037-Road Study Followup	Roads	\$0.00
2010-Association Reimbursement	RPM	
2057-Misc. Maintenance	RPM	\$193.00
2089-Gatehouse Repairs	RPM	\$3,000.00
2090-Gatehouse Cleaning	RPM	\$3,550.00
2091-Gatehouse Pest Cntrl/Supp	RPM	\$706.00
4010-Gatehouse Electric	RPM	\$3,952.00
4011-Irrigation Electric	RPM	\$4,140.00
4012-Lndscpe Light Electric	RPM	\$9,140.00
4020-Gatehouse Water	RPM	\$1,200.00
4050-Telephone / internet gate	RPM	\$5,500.00
5010-Management Fees	RPM	\$46,224.00
5011-RPM Office Expenses	RPM	\$20,000.00
5012-CPA audit tax prep	RPM	\$7,500.00
5013-RPM OneSource Access	RPM	\$1,000.00
5025-Storage Facility	RPM	\$720.00
Accrued Collection Income	RPM	
5036-Income Taxes	RPM	\$6,000.00
5040-Insurance	RPM	\$9,800.00
Bad Debt	RPM	
6010-Emergency Operations	RPM	\$1,000.00
6075-Repairs-Insurance Claim Expenses	RPM	
	RPM/Landscaping and Irrigation	
4021-Irrigation Water		\$3,000.00
5016-Licenses/Permits/Fees	RPM/SWMC	\$2,500.00
5030-Legal Fees	RPM/Transition	\$20,000.00
2059-Water Woods/Wetland	SWMC	\$17,880.00
2078-Lake Maintenance	SWMC	\$31,606.00
2079-Lake Bank Maintenance	SWMC	\$20,000.00
2080-Invasive Tree Removal and	SWMC	\$5,000.00
5031-Professional Engineerng		
Srv/Sfwmd Permits	SWMC	\$30,000.00

Master List of Committee Members

ARC	Compliance	Appeals	Cable	Comm-WebSite	Transition Legal
Goodenow, Don	Booth, Fred	Booth, Fred	TBD,	TBD,	<i>Meehan, Paul</i>
<i>Woodman, Lynne</i>	<i>Goodenow, Don</i>	<i>McAllister, Dan</i>	<i>Lamy, Jim</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	Waldman, Gil	Young, Bob	Arbuckle, Wayne	Creagh, Mary	
Scully, Bob	Plant, Tom	Stivers, Danielle	Blackwell, Sandel	Fox, Jean	
Woods, Janice	Ringo, Pete	Meehan, Paul	Sievers, Steve	Britton, Jim	
Zinn, Gail	Slipcheck, Chris		Swartz, Rick	Ed, Mazer	
Hunt, Deb			Lieberman, Wayne		
			Mertins, Enrique		

Access	Investment Mgt	Landsc-Irr	Lighting	SWM	Roads
Eisenbeis, Bob	Eisenbeis, Bob	Meehan, Paul	TBD,	Moran, Bill	TBD,
<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>
Keys, 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	Janke, Chris	Ladolcetta, Matt	Slipcheck, Chris
	Tambourine, Ron	Meehan, Jackie		McCreery, Bob	Chase, Kevin
		Schaefer, Donna		Sedenquist, John	Prater, Bill
		Thibault, Roger		Swartz, Rick	
		Willett, Dave		Willett, Dave	

Note:

Committee Liaisons are in **BOLD**

Chairs are *ITALICIZED*.