

ANNUAL MEETING
HIGHLANDS ROSEDALE HOMEOWNER'S ASSOCIATION NO. 2, INC.
Saturday, February 17, 2024
10:00 a.m.

Call to Order:

Meeting was called to order at 10:07 a.m. at the Rosedale Country Club. **Quorum was established** by proxy (three) and members present (17).

Proof of Notice of Meeting:

- Proof of notice was sent via email on January 10, 2024, to all Association members.

Approval of Minutes:

- Motion by Don Lagor to approve the posted minutes from the December 15, 2023, board meeting and seconded by Cedric Pemberton. **Motion passed.**

Business:

○ **Treasurer's Report**

- 2023 Income/Expense Statement presented and discussed. Dues for 2024 are not expected to increase.
- 2024 proposed budget reflects an approximate \$1,500 decrease in insurance coverage. This decrease is a result of eliminating what the Board deemed were unnecessary coverages we were previously paying for.
- Tree trimming of tall palms has been contracted by Brown's Tree Service. Due to an increase in the number of tall palms (over 15 feet) this service will cost more.
- Responsibility (Master HOA or HD2) for trimming and maintaining palm trees and oaks along the wall (greenbelt) was discussed and tabled until later in the meeting.
- Don Lagor motioned to approve 2023 Income and Expenses and accept treasurer's report. Beatrice Davis seconded. **Motion carried.**

Budget Audit

- Cedric Pemberton conducted and submitted an audit of the 2023 finances.

New Business

- The Master Association intends to conduct a walk-around the community in March to determine if any violations are apparent.
- There were no outstanding ARC forms to report.
- The dead shrubs on 53rd have been removed and will be replaced shortly with Sweet Viburnum once they are available.

Open Discussion

- Members discussed the 15-foot easement or greenbelt along the wall and at the back of several homes within HD2. Main discussion points revolved around whose responsibility it was to trim the Oak Trees and Palms along the greenbelt. After extensive research and discussions with legal experts, the county, and others it was

suggested that the Master Association is responsible for this service. Members of the Master Association landscape subcommittee have been made aware of this concern. A number of HD2 members signed a letter to have this concern presented to the Master Association by the board of HD2 to present a united front for the good of the community.

- There was a motion by Ed Mazer that the Rosedale Highlands Homeowner's Association No. Two Inc. submit a letter to the Master HOA to address the trimming of ALL Palm and Oak trees along the greenbelt. Motion was seconded by Beatrice Davis. **Motion passed. NOTE: Since the meeting Ed Mazer has received approval from the Master HOA's President and Vice President to trim these trees in the greenbelt thereby negating the need to present the letter.)**
- David Reichert requested homeowners please read the irrigation reports that are emailed monthly. He stressed the importance of this information for the proper upkeep and maintenance of equipment. Bill Leming commended David for the thorough work he has done with the landscape committee.
- Linus Deeny thanked the members present and the board for working together to help resolve the greenbelt concern.
- **Meeting adjourned at 11:26am**
- **Next Meeting Date:** To be determined

Marsha Malone-Thompson, PhD
Secretary
William Leming, President

Rosedale HD2 Landscape Report for Annual Meeting

February 17, 2024

During the 2023 season we experienced unusual weather conditions. Therefore, the severe drought took its toll on all forms of vegetation, ranging from established shrubs to annuals. In November 2023 we selected Blooming's Landscape, a locally owned small business, for our landscape contractor. This was a result of our previous contractor announcing a 45% increase in rates.

See attached spreadsheet for a schedule of services provided.

There has been a concern by residents over the hedge dividing HD 1 & 2. We expect a major trimming effort to start within the next two weeks. The delay has been coordination between the two HOA's.

Blooming's a providing a monthly irrigation inspection report. The report has a column with an estimated cost for Blooming's to perform the repairs. The homeowner has responsibility for initiating repairs. In the past, some homeowners had the same system faults for several months without any action. Lawns and shrubs cannot survive the conditions we experienced this past year. We need neighbors looking out for neighbors.

The Rosedale Master Association Landscape Committee has inspected and found Trees and shrubs either growing on or rubbing the wall. To prevent deterioration, they have requested homeowners take action to remove all vegetation encountering the wall, within the next two months.

BLOOMINGS SCHEDULED TASKS

Client: Rosedale Highlands
Year: 2024

Mowings are weekly on Monday from April 15th through October 15th and every other week from October 16th to April 14th

Dates are subject to chane due to weather or other cicumstances notified

	<u>Service</u>	<u>Contra</u> <u>ct</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	
			4 wks	4 wks	4wk s	4 wks	4wk s	4wk s	5 wks	4wk s	5wk s	4wk s	4wk s	4wk s	
1	Mowing (Turf)	40x	2x	2x	2x	4x	4x	4x	5x	4x	5x	4x	2x	2x	40x/ yr
2	Edging Hardscapes (Turf)	40x	2x	2x	2x	4x	4x	4x	5x	4x	5x	4x	2x	2x	40x/ yr
3	Edging Softscapes (Turf)	20x	2x	1x	1x	2x	2x	2x	2x	2x	2x	2x	1x	1x	20x/ yr
4	Fertilization (Turf)	4x		1x			1x				1x		1x		4x/yr
5	Insect Control	2x					1x			1x					2x/yr
6	Weed Control (Turf)	4x/yr			1x			1x			1x			1x	4x

7	Debris Clean-up	40x	2x	2x	2x	4x	4x	4x	5x	4x	5x	4x	2x	2x	40x/yr
8	Pruning (Shrubs/Plants) <i>(Weather Permitting)</i> <i>Rotational throughout the community year round</i>	10x	Pruning shrubs will be rotational through the community continuously throughout the year.												8x/yr
9	Pre-emergent	2x/yr			1x								1x		2x/yr
10	Post-emergent (Beds) <i>Weather Permitting/weekly visits</i>	20x	2x	1x	1x	2x	2x	2x	2x	2x	2x	2x	1x	1x	20x/yr
11	Fertilization (Shrubs/Palms)	2x/yr				1x								1x	2x/yr
12	Pruning of Pygmy Palms <i>As needed</i>	3x			1x			1x			1x				3x/yr
13	Irrigation Inspection/Adjustment	12x/yr	1x	1x	1x	1x	1x	1x	1x	1x	1x	1x	1x	1x	12x/yr

Plant Growth Regulator - Notified