

**Highlands Rosedale Homeowner's Association No. Two Inc.**  
**Minutes of the Meeting of the Board of Directors**  
**December 10, 2016**

**Board Meeting – December 10, 2016**

Meeting was called to order at 10:00am at the home of Tom Repp. Quorum was established.

**Attendees Present:**

Tom Repp – President  
Bob Berube – Vice President  
Reon Onstine – Secretary  
Diane Raccio – At Large

**Board Members Absent:**

Lynne Woodman - Treasurer

**Proof of Notice of Meeting:**

- Proof of notice was provided by the November 21, 2016 email sent by Tom Repp to all Association members.

**Approval of Minutes:**

- Motion by Diane Raccio to approve the posted minutes from the November 21, 2016 meeting and seconded by Reon Onstine with unanimous approval.

**Business:**

- **Financial Review –**
  - 2016 Income & Expenses - A review of 2016 income and expenses indicates the Association will end the year with expenses slightly under budget, leaving a slightly larger net than planned.
  - 2017 Budget – A review of the 2017 proposed budget was completed. Motion to approve made by Bob Beube, seconded by Diane Raccio and unanimously approved.
  - Quarterly Dues – Quarterly dues assessment have been \$450 per quarter for a number of years. In anticipation of expected increases for some expense line items in future years and having reserve to cover future house painting, discussion was held as to the need to increase dues for 2017. A motion was made by Reon Onstine to increase dues to \$475 per quarter in 2017 and seconded by Diane Raccio. Voting in favor were Tom Repp, Diane Raccio and Reon Onstine. Voting against was Bob Berube. Motion carried.
- **Other Business**
  - HD2 Board Vacancy – December 7 was the deadline for receiving nominations for the 2017 open Board position. As of December 7, the only nomination received was from Reon Onstine. Per Florida Statue 720, an election by members is not required unless more candidates are nominated than vacancies exist. As only 1 nomination was received for 1 vacancy, motion was made by Bob Berube and seconded by Diane Raccio to appoint Reon Onstine to the open position for a 3 year term beginning in 2017.
  - Board of Director Appointments –
    - Motion was made by Bob Berube for 2017 positions on the Board of Directors as follows:
      - Tom Repp – President

**Highlands Rosedale Homeowner's Association No. Two Inc.**  
**Minutes of the Meeting of the Board of Directors**  
**December 10, 2016**

- Bob Berube – Vice President
- Lynne Woodman – Treasurer
- Reon Onstine – Secretary
- Diane Raccio – At Large
- Motion seconded by Diane Raccio and unanimously approved.
- Animals
  - Master Association Covenants, Conditions and Restrictions Article V, Section 18 states that *"Pets allowed outside must be kept on a leash"*. Apparently there have been some instances of the Master Association allowing pet animals to be outside, not on a leash, within fenced areas or within an electronic dog fence area (no physical fence). Discussion was held as to the position to be taken by our Association regarding animals in outside yards, not on a leash. The Master CC&Rs Article V, Section 18 are very clear as to the requirement. A motion was made by Bob Berube, seconded by Diane Raccio that the HD2 Association would follow the Master CC&Rs as currently written in regard to animals and would not allow electronic fences or animals outside not on a leash. Motion unanimously approved.
- Fences
  - Master Association Covenants, Conditions and Restrictions Article V, Section 11 require prior approval before installation of a fence. It is noted, that within other sections of Rosedale, particularly the Links, fences have been installed on a number of home sites. The position of the HD2 Board is that no fences will be approved other than those surrounding pool equipment.
- **Open Discussion**
  - A meeting was recently held by the Rosedale Homeowners Council with HD2 Homeowners whose property abuts the east concrete block wall. The Master Association is planning on stripping all vegetation from the wall and then cleaning, repairing and painting the wall. The vegetation (vines) to be removed, have in many instances, been planted by the homeowners. Plantings will not be replaced and a 2 foot clearance will be maintained in front of the wall. The explanation was that the vegetation has been damaging the wall. However, in contradiction to this, vegetation on the wall at the south end of Rosedale bordering the conservation area will not be removed. Many homeowners affected are not in concurrence with the RHC decision and feel that without professional input of a structural engineer to validate the wall falling apart, the RHC actions are without merit.
- **Next Meeting Date:** Annual Homeowners Meeting January 21, 10:00am – Rosedale Clubhouse Community Room
- **Meeting adjourned at 11:10am**

Reon R. Onstine  
Secretary

