

Highlands Rosedale Homeowner's Association No. Two Inc.
Minutes of the Annual Meeting of the Members
January 29, 2015

Annual Meeting – January 29, 2015

Meeting was called to order by Tom Repp at 3:00pm at the Rosedale Clubhouse Community Room. Quorum was established.

Attendees Present:

Board Members: Tom Repp, Gerry Yake, Reon Onstine, Paul Herzing; Absent – Bob Berube

Owners: Diane Berube, Stanley Cone, Gerald Foley, Donald Green, Richard Hass, David Jeffer, Robert & Francis Mallarino, Carrie Mueller, Susan Onstine, Mary & Dave Reichert, Sharon Repp, Arlene Silverman, Lynne Woodman, Ron and Jean Voller

Proxies Received: Spellmen, DiMartino, Eusebi, Haigh, Herbert, Lim, Mathioudakis, Mattei, Mclvor, Meyer, Nagy, Newton Development, Padula, Phillips, Ragland, Surface

Non Attendees / No Proxy Received: Nelson, Phung, Pike, Recoon, Wahl,

Proof of Notice of the Meeting:

- Proof of notice was provided by the December 26, 2014 email sent by Tom Repp to all association members.

Approval of Minutes:

- Reon Onstine stated that the minutes from the January 23, 2014 Annual Meeting had been posted on the association's website, *RosedaleHD2.com*. In lieu of reading the minutes Reon requested a motion to approve the 2014 Annual Meeting Minutes. Motion was made by David Jeffer to accept the minutes. Motion seconded by Ron Voller and unanimously approved.

Election of Board of Directors:

- Voting was conducted for the (2) open Board of Directors positions
- Nomination committee members, Bob Mallarino and Donald Green, counted the proxy ballots and the ballots from members present.
- The vote tally resulted in selection of Bob Berube and Lynne Woodman to 3 year terms.

Treasurers Report:

- The final income/expense statement for 2014 and the budget for 2015 were distributed for review. The budget had been previously approved by the Board.
- Gerry Yake reviewed both documents followed by discussion.
- HOA dues will remain at \$450 for 2015
- Teal Landscaping services will continue for 2015 with no price increase.
- Pool Cage Plus will perform the bi-annual roof cleaning in late August at the price of 2013
- Richard's Plumbing will perform the dual back-flow inspections required by the County in August

President's Report:

- Tom Repp reported a successful year for the HOA
- Homes sold recently within HD2 and the status of the vacant lot by the model was reviewed.

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- Landscape Trimming & Pruning – several members have expressed a need for additional trimming and pruning beyond the (4) times per year contracted with Teal. However, not all properties need or want the extra pruning. Instead of adding additional scheduled trimmings for all properties, Teal has agreed to add additional trimmings as requested by individual owners at a cost directly to those homeowners. The cost for those additional trimmings that Teal would charge directly to the homeowner would likely be \$35 to \$55.
- Tall Palm Tree Pruning – The Rosedale Master Association is negotiating pruning of common area tall palm trees. Our association will look into being included with that work for best pricing.
- Issues continue with the sprinklers and landscaping on the east back wall for which the Master Association is responsible. The Rosedale Homeowners council appearance committee is looking into final resolution.

Other Business and Open Discussion:

- A complaint was stated regarding dog walkers who do not clean up after their dog. There are regular notices about this ongoing issue in the Rosedale Club Newsletter. Beyond that, it is difficult to enforce.
- Contractors working on the new homes in the Links are supposed to be using the north entrance exclusively. However, it is apparent that this is not being followed as contractors are regularly observed entering and exiting the Links via Malachite Drive and 51st Terrace East. It was suggested that homeowners register complaints with Dave Basaillon of the Rosedale Homeowners Council and Pat Hogan of Newton Development.
- Comments were expressed regarding Yellow Page books which are dropped at homeowner doors several times per year. With many part year residents these books left lying at front doors for extended periods is a red flag as to a vacant house. It was requested that an investigation be made if these books could instead be dropped a central location for pickup by anyone desiring one.

Meeting adjournment

- Concluding that no further business was required, Tom Repp requested a motion to adjourn.
- A motion to adjourn was made by Dave Reichert, seconded by Paul Herzing and unanimously passed
- Meeting adjourned at 3:25



Reon R. Onstine
Secretary

Rosedale Highlands HOA Two, Financials 2014

Income/Expense Statement

Income	Budget	Actual
Homeowner Dues	\$66,600.00	\$66,600.00
Late Fee		\$25.00
Total Income	\$66,600.00	\$66,625.00
Expenses		
Accounting	\$100.00	\$0.00
Backflow Checking	\$925.00	\$814.00
Banking	\$0.00	\$33.00
Insurance	\$2,321.00	\$2,326.03
Irrigation Repairs	\$1,000.00	\$838.75
Landscaping	\$41,026.00	\$39,160.80
Legal	\$250.00	\$0.00
Mulch	\$11,000.00	\$10,946.30
Painting of Homes	\$27,625.00 *	\$27,625.00 *
Postage/Office Supplies	\$400.00	\$363.74
Taxes	\$125.00	\$70.00
Tree Trimming	\$5,133.00	\$4,923.00
Total Expenses	\$89,905.00	\$87,100.62
Year End Net	-\$23,305.00 *	-\$20,475.62 *

Balance Statement

Assets	
Cash in Bank	\$26,330.91
Deposit in Transit	\$425.00
Petty Cash Fund	\$200.00
Total Assets	\$26,955.91

*Negative Cash Flow Due to Completion of Exterior Home Painting in Feb 2014

Rosedale Highlands HOA Two 2015 Budget

Income

Dues Per Quarter	\$450
Annual Dues	\$66,600

Expenses

Accounting	\$125
Backflow Checking	\$950
Insurance	\$2,500
Landscaping	\$39,161
Miscellaneous	\$450
Mulch	\$5,750
Roof Cleaning	\$4,995
Sprinkler Repair	\$1,200
Taxes	\$150
Tree Trimming	\$2,000

Total Expenses \$57,281

Net Income \$9,319

2014 Cash Fund Balance \$26,955

Projected December 31, 2015 Balance \$36,274