

**Highlands Rosedale Homeowner's Association No. Two Inc.**  
**Minutes of the Annual Meeting of the Members**  
**January 21, 2017**

**Annual Meeting – January 21, 2017**

Meeting was called to order by Tom Repp at 10:00am at the Rosedale Clubhouse Community Room.

**Attendees Present:**

*Board Members:* Tom Repp, Reon Onstine, Bob Berube, Diane Raccio

*Owners:* Carl Fredrickson, William & Connie Leming, Alfred & Phyllis Lord, Robert & Francis Mallarino, Ed Mazer, Susan Onstine, Sharon Repp, Arlene Silverman, Mike Spellman

**Proof of Notice of the Meeting:**

- Proof of notice was provided by the November 5, 2016 and December 14, 2016 emails sent by Tom Repp to all association members.

**Approval of Minutes:**

- Minutes from the January 27, 2016 annual meeting have been available for review on the HD2 website, *RosedaleHD2.com*. In lieu of reading the minutes, a motion was made by Carl Fredrickson and seconded by Bob Mallarino to approve as posted. Unanimous approval.

**Annual Financial Audit Report:**

- Diane Raccio reported that a financial audit review of the bank statements and income/expense statement had been completed with no discrepancies.

**Treasurers Report:**

- The final income/expense statement for 2016 and the budget for 2017 were distributed for review. The budget had been previously approved by the Board.
- It was noted that the net income for 2106 was \$1,700 greater than planned.
- Accruals are being made for future home painting.
- A proposal has been made by Pool Cage Plus and accepted by the Board that provides for cycles of roof cleaning (2017, 2019, and 2021) at a cost of \$145.00 per home per cycle.
- HOA dues will be \$475 per quarter for 2017
- An explanation was provided as to the Teal Lawn contract. Teal Lawn has been providing lawn services since the HD2 Association formation. In July of 2017, DMS Florida LLC acquired the assets of Teal Lawn, which had been doing business as a DBA under Partin and Sons Inc. DMS Florida LLC will continue to provide 2017 services under the scope and price of the prior Teal Lawn agreement, but the Board is anticipating there will be changes in 2018.
- A reminder was made to members as to how sprinkler repairs are managed. Sprinkler repairs to repair water lines, broken heads, etc. with costs under \$25.00 are covered by our Association and Teal Lawn. The Association pays for the material up to \$25.00 and Teal Lawn provides the labor at no cost. Costs over \$25.00 including valve replacement and control box replacement/repairs are the homeowner's cost.

**Presidents Report:**

- *Board Member Resignation* – Lynne Woodman, HD2 Treasurer, submitted her resignation effective January 20, 2016. She resigned due to increasing commitments to other obligations. Reon Onstine has been appointed by the Board to serve the dual role of Secretary/Treasurer

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until a replacement is appointed. Tom Repp will be soliciting volunteers to complete the remainder of the term which runs until the 2018 Annual Meeting.

- *County Park Lights and Sound* – Tom Repp reported that he had personally engaged an attorney to review the legality of the installation of high sports lighting fixtures close to the wall separating a number of Association members homes from the park. The draft report will reflect that, in the attorney's opinion, the County had violated their own regulations regarding light fixture heights in that location. The next step is to explain the interpretation to a County Commissioner. A possible solution would be to engage an attorney on a contingency basis to sue the County. Much discussion with comments by members followed. Mike Spellman advised there were other issues than lights, amplified sound being one of them. He also suggested that County Parks and Recreation were suggesting there is no code on lights and noise from the Park. He is concerned there could be continued expansion in the park including bleaches close to the wall. A possible solution for sound was discussed to contact the football league and soccer league annually to advise of sound concerns, trespassing over the wall, etc. A member asked why the Master Association was not involved. The Master Association is aware, but has chosen not to get involved. Several Association members believed that HD2 should be aggressive in action, including the HD2 Association retaining legal resources. Tom Repp responded that if current plans have no results, a special meeting could be held to review next steps. Mike Spellman suggested a committee to discuss things with the soccer and football leagues prior to the seasons. No further action was taken.
- *Stop Signs at Malachite Drive and 51<sup>st</sup> Terrace East* – Tom Repp presented an issue at the intersection of Malachite Drive and 51<sup>st</sup> Terrace East. The stop sign at Malachite Drive and 51<sup>st</sup> Terrace East is often ignored, creating a potential for accidents at the intersection and the possible need for additional stop signs. The members present expressed no interest in pursuing this further.

**Open Discussion:**

- **Mulch Application** – Several members expressed dissatisfaction with the mulch application completed several months ago. What was purchased should have matched what was applied in previous years. Discussion was to whether that was true or not. Tom Repp advised that upgrading the mulch to a higher grade would be additional costs for which several members felt should be discussed for next year.
- **House Painting Accrual / Quarterly Dues Increase** – The Board voted to increase dues for 2017 to \$475 per quarter primarily to ensure adequate reserves for when house painting is required and anticipation of certain fixed cost increases. Discussion was held regarding the strategy of active accrual management versus having special assessments if necessary at the time of major expenditures, i.e. house painting. Bob Berube expressed why he had voted against the dues raise in lieu of special assessments if required. Bob Mallarino suggested a survey of members present to gauge the opinion as to accrual management versus special assessments. The raising of hands survey indicated that accrual management was preferred by a significant majority.

**Meeting adjournment:**

- A motion to adjourn was made by Susan Onstine, seconded by Sharon Repp and unanimously passed.

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- Meeting adjourned at 11:15am



Reon R. Onstine  
Secretary

Attached:  
2016 Income / Expense Statement  
2017 Budget

**Rosedale Highlands HOA Two 2016 Budget; Income/Expense**

**Fiscal 2016**

	<b>Budget</b>	<b>Actual</b>
<b>Income</b>		
Dues Per Quarter	<b>\$450</b>	<b>\$450</b>
Annual Dues	\$66,600	\$66,150
<b>Expenses</b>		
Backflow Inspections	\$1,100	\$814
Insurance	\$2,315	\$2,373
Landscaping	\$39,161	\$39,161
Miscellaneous	\$500	\$249
Mulch	\$6,500	\$6,729
Sprinkler Repair	\$1,200	\$377
Taxes	\$70	
Tree Trimming	\$2,500	\$1,345
Web Page Rental	\$115	\$105
<b>Total Expenses</b>	<b>\$53,461</b>	<b>\$51,152</b>
<b>Net Income</b>	<b>\$13,139</b>	<b>\$14,998</b>
<b>2015 Carry Forward Cash Fund Balance</b>	<b>\$36,849</b>	
<b>December 31, 2016 Balance</b>	<b>\$49,988</b>	<b>\$51,847</b>

**Rosedale Highlands HOA Two, Inc Balance Statement, Dec 31, 2016**

<b>Assets</b>	
Cash In Bank	\$51,847.35
Petty Cash	\$200.00
<b>Total Assets</b>	<b>\$52,047.35</b>

**Rosedale Highlands HOA Two Budget 2017**

		<b>2017</b>
<b>INCOME</b>	<b>\$/QTR</b>	<b>\$475</b>
Annual Dues		\$72,200
<b>Total Income</b>		<b>\$72,200</b>
<b>EXPENSES</b>		
Backflow Inspections		\$925
Insurance		\$2,592
Landscaping		\$39,161
Miscellaneous		\$500
Mulch		\$7,200
Roof Cleaning		\$5,365
Sprinkler Repairs		\$650
Tree Trimming		\$1,800
Web Page Rental		\$125
<b>Total Expenses</b>		<b>\$58,318</b>
<b>Net Income</b>		<b>\$13,882</b>