

**Highlands Rosedale Homeowner's Association No. Two Inc.**  
**Minutes of the Annual Meeting of the Members**  
**January 27, 2018**

**Annual Meeting – January 27, 2018**

Meeting was called to order by Tom Repp at 10:00am at the Rosedale Clubhouse 19<sup>th</sup> Hole meeting room.

**Attendees Present:**

*Board Members:* Tom Repp, Reon Onstine, Diane Raccio, Phyllis Lord

*Board Members Absent:* Bob Berube

*Owners:* Bill & Connie Leming, Alfred Lord, Robert Mallarino, Susan Onstine, Sharon Repp, Dave & Mary Reichert

**Proof of Notice of the Meeting:**

- Proof of notice was provided by the December 13, 2017 and January 9, 2018 emails sent by Tom Repp to all association members.

**Approval of Minutes:**

- Minutes from the January 21, 2017 annual meeting have been available for review on the HD2 website, *RosedaleHD2.com*. In lieu of reading the minutes, a motion was made by Bob Mallarino and seconded by Sharon Repp to approve as posted. Unanimous approval.

**Election of Officers:**

- With the term expirations of Bob Berube and Phyllis Lord, there were two open Board of Directors positions for 2018
- Solicitation for nominations was sent to all association members in November 2017. As of the nomination deadline of December 15, 2017 only two nominations had been received.
- Reon Onstine explained that as only two nominations had been received for two open positions, per the Florida Statue 720 an election by members was not required. At the December 19, 2017 Board of Directors meeting Bill Leming and Phyllis Lord were appointed to the Board with 3 year terms commencing January 27, 2018.

**Treasurers Report:**

- The final income/expense statement for 2017 and the budget for 2018 were distributed and reviewed. The budget had been previously approved by the Board.
- Accruals continue to be made for future home painting anticipated to occur in 5 years. Some homes appear to require fascia painting sooner.
- There are currently no delinquencies for Member's quarterly dues.

**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.

**Presidents Report:**

- Thanks was given to Bob Berube for his past service as a member of the Board of Directors
- Susan Onstine has resigned her position as Architectural Review Coordinator having served since 2013. She was thanked for her service to the community.

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- *Change of Landscape Contractor* – As of January 1, 2018 Little Farmers LLC has replaced Design Scapes as the Association landscape contractor. An explanation was presented as to the solicitation process and selection of Little Farmers.
- *Irrigation Sprinkler Repairs* – A review was made of how sprinkler repairs are handled. Sprinkler repairs with costs under \$25.00 are covered by the Association and Little Farmers. The Association pays for the materials at cost under \$25.00 and Little Farmer provides the labor at no cost. Costs over \$25.00 including valve replacement and control box replacement/repairs are the homeowner's cost.
- *Landscape Inspection* – Bob Mallarino and David DiMartino have volunteered to monitor the work of Little Farmer, particularly around the periodic trimming / pruning efforts. The new Little Farmer contract provides for five annual trimmings instead of the four previously provided.
- *Master Association High Palm Trees* – The Rosedale Master Association has conceded that the high palm trees located in the green belt easement along the eastern wall are their responsibility. Tom Repp is trying to determine the schedule for when trimming will be performed. This is done annually.

**Open Discussion:**

- **Malachite Gate** – The Master Association is reviewing removal of the Malachite emergency entrance gate. A desire was expressed to have a pedestrian access gate.

**Meeting adjournment:**

- A motion to adjourn was made by Bob Mallarino, seconded by Dave Reichert and unanimously passed.
- Meeting adjourned at 11:00am



Reon R. Onstine  
Secretary

Attached:

2017 Income / Expense Statement  
2018 Budget

**Highlands Rosedale Homeowners's Association No. Two Inc.  
2017**

	<b>Budget</b>	<b>Actual</b>
<b>INCOME</b>	<b>\$/QTR</b>	<b>\$475</b>
Annual Dues	\$72,200	\$ 70,300.00
Late Fees		\$ 25.00
<b>Total Income</b>	<b>\$72,200</b>	<b>\$ 70,325.00</b>
<b>EXPENSES</b>		
Backflow Inspections	\$925	\$ 814.00
Insurance	\$2,592	\$ 2,591.60
Landscaping	\$39,161	\$ 39,160.80
Miscellaneous	\$500	\$ 283.92
Mulch	\$7,200	\$ 6,615.77
Roof Cleaning	\$5,365	\$ 5,365.00
Sprinkler Repairs	\$650	\$ 127.68
Tree Trimming	\$1,800	\$ 475.00
Web Page Rental	\$125	\$ 125.10
<b>Total Expenses</b>	<b>\$58,318</b>	<b>\$ 55,558.87</b>
<b>Net Income</b>	<b>\$13,882</b>	<b>\$ 14,766.13</b>
2016 Carry Forward Cash Balance		\$ 51,847.35
Petty Cash Deposit		\$ 200.00
December 31, 2017 Cash Balance (Accrued Surplus)		\$ 66,813.48

**Highlands Rosedale Homeowners's Association No. Two Inc.**

**2018**

<b>Income</b>	<b>\$/Qtr</b>	<b>\$</b>	<b>475</b>
Annual Dues		<u>70,300</u>	
Total Income			70,300
<b>Expenses</b>			
Blackflow			814
Insurance			2,766
Landscaping			41,292
Miscellaneous			575
Mulch			7,500
Sprinkler Repairs			700
Tree Trimming			600
Web Page Rental		<u>130</u>	
<b>Total Expenses</b>			54,377
<b>Net Income</b>			15,923
<b>Accrued Surplus (future home painting)</b>			82,902

The budget of the association provides for limited voluntary deferred expenditure accounts, including capital expenditures and deferred maintenance, subject to limits on funding contained in our governing documents. Because the owners have not elected to provide for reserves accounts pursuant to section 720.303(6), Florida statues, these funds are not subject to the restrictions on use of such funds set forth in that statute, nor are reserves calculated in accordance with that statue.