

**Highlands Rosedale Homeowner's Association No. Two Inc.**  
**Minutes of the Annual Meeting of the Members**  
**January 26, 2019**

**Annual Meeting – January 26, 2019**

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, Bill Leming, Reon Onstine, Diane Raccio, Phyllis Lord

*Owners:* Alfred Lord, Robert Mallarino, Bob Berube, Susan Onstine, Sharon Repp

**Proof of Notice of the Meeting:**

- Proof of notice was provided by the January 9, 2019 and January 21, 2019 emails sent by Tom Repp to all association members.

**Approval of Minutes:**

- Minutes from the January 27, 2018 annual meeting have been available for review on the HD2 website, *RosedaleHD2.com*. In lieu of reading the minutes, a motion was made by Susan Onstine and seconded by Sharon Repp to approve as posted. Unanimous approval.

**Election of Officers:**

- With the term expirations of Tom Repp and Diane Raccio, there were two open Board of Directors positions for 2019
- Solicitation for nominations was sent to all Association members in November 2018. As of the nomination deadline of December 15, 2018 only two nominations had been received. One of the nominations was subsequently withdrawn by the nominee.
- Reon Onstine explained that as only one nomination had been received for two open positions, per the Florida Statue 720 an election by members was not required. At the January 16, 2019 Board of Directors meeting Tom Repp was appointed to the Board with a 3 year term commencing January 26, 2019. Diane Raccio had not submitted a nomination by the December 15 deadline, but at the January 16, 2019 Board of Directors meeting, stated that she would like to continue on the Board. The Board unanimously then appointed Diane Raccio to a 3 year term commencing January 26, 2019.

**Treasurers Report:**

- The final income/expense statement for 2018 and the budget for 2019 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 3 to 6 years. Some homes may require fascia painting sooner.

**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:**

- *Change of Landscape Contractor*

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- As of January 1, 2019 Teal Lawns has replaced Little Farmers LLC as the Association landscape contractor. The Association website, *rosedalehd2.com*, contains contact information for Teal Lawn to request additional work or file complaints.
- Teal Lawn will be trimming trees to approximately 14 feet. Trees higher than 14 feet will be trimmed at a cost of \$25 per tree. The Rosedale Master Association is responsible for high palm trees located in the green belt easement along the eastern wall.
- The lawn irrigation systems are aging and ongoing repairs are anticipated and budgeted. The policy for irrigation system repair costs is explained on the Association website, *rosedalehd2.com*.
- *Soccer Field Lighting* – The Rosedale Master Association, per Pat Hogan and Lynne Woodman, has retained attorney Hugh McQuire to review any possible remediation to the current situation. The Master Association will be paying to a cap amount for those legal services.
- *Road Paving* – Resurfacing of roads for HD2 will be completed by the Master Association in the fall of 2019. No further details available.
- *Roof Cleaning & Back Flow Preventers* – Bi-annual roof cleaning is due in 2019 with costs borne by the Association. Work will be performed by Pool Cage Plus, likely in August. Back Flow testing, with costs borne by the Association is due in August. Work likely to be done by Richard's Plumbing.
- *Annual Mulch Application* - Mulch application is anticipated for November.

**Open Discussion:**

- **Master vs Neighborhood Associations** – Discussion was held regarding the structure and responsibilities of the Rosedale Master Association versus the many Rosedale neighborhood associations, such as HD2.
- **Lack of Association Members Participation** – Discussion was held regarding the lack of interest and participation in the HD2 Association business as evidenced by the dismal turnout for the annual meeting and absence of nominations for open Board of Director positions. Other than Board Members, only 2 of 37 homeowners were present. If lack of interest continues, future management of the Association, as we know it, could be in jeopardy.

**Meeting adjournment:**

- A motion to adjourn was made by Bob Mallarino, seconded by Bob Berube and unanimously passed.
- Meeting adjourned at 10:35am



Reon R. Onstine  
Secretary

**Attached:**

2018 Income / Expense Statement  
2019 Budget

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

		2018 Budget	2018 Actual
<b>Income</b>	<b>\$/Qtr</b>	<b>\$ 475</b>	<b>475</b>
Annual Dues		<u>\$ 70,300</u>	\$ 70,300
Overpayment			1
Late Fee			<u>25</u>
<b>Total Income</b>		<b>\$ 70,300</b>	<b>\$ 70,326</b>
<b>Expenses</b>			
Blackflow		814	814
Insurance		2,766	2,766
Landscaping		41,292	41,292
Miscellaneous		575	338
Mulch		7,500	6,756
Sprinkler Repairs		700	833
Tree Trimming		600	200
Web Page Rental		<u>130</u>	<u>132</u>
<b>Total Expenses</b>		<b>\$ 54,377</b>	<b>\$ 53,130</b>
<b>Net Income</b>		<b>\$ 15,923</b>	<b>\$ 17,196</b>
<b>Accrued Surplus (future home painting)</b>			84,009

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.

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

		2019 Budget	
Income	\$/Qtr	\$	475
Annual Dues		\$	<u>70,300</u>
Overpayment			
Late Fee			
Total Income		\$	70,300
<b>Expenses</b>			
Blackflow			925
Insurance			2,748
Landscaping			39,960
Miscellaneous			575
Mulch			7,500
Roof Cleaning			5,365
Sprinkler Repairs			800
Tree Trimming			800
Web Page Rental			<u>140</u>
<b>Total Expenses</b>		\$	58,813
<b>Net Income</b>		\$	11,487
<b>Accrued Surplus (future home painting)</b>			95,496
<b>Estimated Home Painting-price per home:</b>	\$	2,750	101,750
	\$	3,000	111,000
	\$	3,200	118,400

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