

Rosedale Highlands D2
Homeowners' Association
2026 Annual Meeting Minutes

February 4, 2026, 1:32PM / Community ROOM Rosedale Golf & Country Club

Quorum Present: Twenty-two homeowners including all five board members were present, constituting a quorum.

Meeting Minutes

1. Notice of meeting was sent to all residents via email on January 3, 2026.
2. Minutes from the previous meeting were approved.

New Business

- 2026 Budget
 - Roof Cleaning
 - Landscaping
 - Interest Income
 - Insurance
 - Website

Discussion:

- Approximately 18 of the 38 homes in our HOA appear to require roof cleaning as many are new and many are simply not dirty. In order to realize economies of scale, we will combine services with HD1 for cleaning of the 18 or so roofs in HD2 at the homeowner's expense, currently estimated at \$175.00 per roof. Eliminating this line item from our 2026 budget helps reduce the amount of anticipated dues increase in 2026 from \$100/quarter to \$60/quarter. Katelyn Heston volunteered to manage the roof cleaning process for HD2. Other services could be provided on a case by case basis. More details will be forthcoming.
- While people are generally pleased with Alex's Lawn Care services, concerns were raised about dying grass, mowing shavings and trimmings back into the yards, and the tall palm trimming. People were most unhappy about the haphazard manner in which Garden Master applied fertilizer. Opinions to the contrary were also

expressed and Bill Leming, Board Member at Large, suggested that many if not all HOA lawns in Rosedale were filled with weeds and many were far worse than ours, suggesting that Alex Lawncare was not solely responsible for the condition of our lawns as several suggested.

- Big Earth has yet to give a quote for the cost of mulch this year. Mulch is typically applied in November after hurricane season and before the holidays. Homes last year received 40 bags per home despite the original practice of 40 bags ON AVERAGE PER HOME depending on lot size which became misunderstood by many as 40 bags per home. Notices will again be sent out in advance soliciting special instructions and notifying homeowners who would like to prepare their garden beds before the application of mulch.
- Dave Reichert generates a report on the state of sprinkler systems and area jets monthly. Please read these reports. He also requested we be good neighbors and look out for our neighbors' properties when they are out of town or absent for extended periods.
- Our treasurer has suggested placing unused/reserve funds into an interest earning money market account rather than simply sitting in a savings/checking account. This would generate approximately \$1,000 in net interest income in 2026. All were in favor of this and appreciated John Kraus' initiative.
- A question was raised regarding the need for insurance. Members were reminded that 1) It is required by law, 2) It is necessary to protect board members from personal lawsuits, and 3) It is necessary for accidents that may occur on HD2 common areas.
- The need for a website was discussed and there was a suggestion that a monthly or quarterly newsletter might suffice. The website serves as a repository of forms and documents too cumbersome to manage, while making everything readily available immediately to those new residents as well as providing peer residents requesting them. It can also become a repository for newsletters. The cost is minimal.
- In that same vein, the president encouraged any and everyone with the desire to view all contracts, budgets and other documents relating to our association.
- Several homeowners take responsibility for maintaining their own tall palms and other landscaping needs. Additionally, since many have had good experiences with roofers, such as AKVM, it was suggested that these resources be shared within the community to eliminate the need for shopping around for services that have already been vetted and proven.

ACTION ITEMS

1. Katelyn will coordinate and compile a database of residents requiring roof cleaning. They will be contacted to collect funds for their portion depending on the best group rate possible. At this date the expected amount is \$175/family.
2. The Board will communicate with Alex's Lawn Service to follow up with Garden Master for the expanded description of services they provide monthly. Those services will be disseminated monthly via email and on the web site. Alex will be providing an action plan to address how to correct our lawns and the timetable to do which we will publish with all members. Corrective actions are likely to produce results in as much as six months or longer given various factors including the current drought.
3. The Board will continue to express our concerns to the Master Board regarding the greenbelt easement and who has responsibility for its maintenance.
4. John Kraus will create a spreadsheet across five years to show comparison of past expenses and projected expenses.
5. Diane Raccio volunteered to create the newsletter for our community.
6. The Board indicated that Ed Mazer has too much work to handle properly and seeks someone to volunteer as our website manager. The board and committee heads would be responsible for providing the web master with content. Doing so would help make Ed's responsibilities much more manageable.

Meeting adjourned at 3:15pm

NEXT Meeting :TBD

Respectfully submitted,

Marsha Malone-Thompson, PhD, Secretary

Cedric Pemberton, President