

Meeting Minutes
Rosedale HOAD2 Homeowner's Annual Meeting
Saturday, January 28, 2023

Meeting – Saturday, January 28, 2023

Meeting was called to order at 10:05p.m. in person at the Rosedale Country Club.

Quorum was established by 15 member households (39%) present.

Present:

William Leming – President Phyllis Lord – Treasurer

Ed Mazer – Vice President Marsha Malone-Thompson – Secretary

Homeowners - Bob Mallorino, David Reichert, Caroline Cortell, Jane Nicholl, Jim Provident, Don/Edith Green, Jerry/Nancy Yake, Bob Berube, John Shue, Bea Davis, and Cheryl Legor.

These 15 homeowners represent a quorum and account for 39.5% of our member households. We are pleased to report that this is a sizeable turnout compared to past attendance.

Proof of Notice was sent December 10, 2022 via email to all members.

Meeting minutes from December 15, 2022 was motioned for approval by Jim Provident and seconded by Bea Davis. **Motion carried.**

Election: No one expressed an interest in joining the board as one position was available. Marsha Malone-Thompson submitted a request and agreed to continue as secretary. Cedric Pemberton took over as member-at-large in December to fulfill the remainder of Diane Raddico's term after she stepped down due to other commitments. The Board commended Diane for her dedicated service for the past six years.

Reports:

Treasurer

- 2022 Income and Expense statement was presented.
- The 2023 proposed budget was shared. The line item regarding a \$5,000 allocation for legal counsel was brought up. Many details already presented to the community by both parties involved in litigation were rehashed. Discussion on the need for adherence to the rules governing the community supported by the by-laws are enforced to protect the uniformity of our HOA. Given the fact that the legal matter is still unresolved and the fact that further discussion would likely be ill-advised by all litigators, the discussion was suspended.
- The housepainters for Brandel were commended on a job well done.
- The 2022 Income and Expense report was audited by homeowner, Carl/Barb Fredrickson and the written audit statement by Carl was presented to all attendees. According to the State of Florida, annual financial audits of HOA budgets under \$150k do not require a CPA to perform the audit. HOA's with budgets between \$150 – \$300k require a quorum to vote to increase the amount accepted by homeowners to avoid paying for a CPA-conducted audit. Homeowners have access to review books at any time by contacting the Treasurer. This discussion arose because our expenses for 2022 amounted to \$172k including house painting. Several members expressed interest in reviewing books. Following some discussion, Bob Mallorino motioned for approval to accept the

audit presented and increase the annual CPA audit trigger in HD2 to \$200k thereby negating a CPA- conducted audit and the associated expense of our doing so.; Jane Nicholl seconded. **Motion carried with one opposed.**

- Homeowners are generally pleased with new landscaping company, Westcoast Landscape. A motion was made and seconded to form a landscape committee and seek volunteers to survey the work and better manage our contractor. Bob Mallorino, Jane Nicholl, Dave Reichert, and Ed Lord expressed an interest in serving on this committee. More are welcome to join.

Old Business

- There are currently five homes left to be painted; two on 51st and three on 53rd.
- Tall palms are scheduled to be trimmed February 15 – 16, 2023. Yellow ribbons have been tied around those that meet the criteria. 50 trees have been identified. \$1500 was budgeted (\$30/tree).

New Business

- Roof cleaning typically occurs every other year in August. Our roofs are slated to be cleaned this year by the same contractor we have used in the past. Members will be notified well in advance of the cleaning dates.

Open Discussion:

- Ed Lord asked if a vote of the HOA members could overrule a decision made by the board. According to the CC and Rs and By-laws owners may submit suggestions to improve the process of the CC and Rs and By-Laws. Suggestions are encouraged, especially those designed to improve the community. A 2/3 majority of all voting members are required to change the rules and regulations.
- Water features in Rosedale belong to the Master Association. Therefore, lily pads may not be cut back. We were informed that lily pads cannot grow in water beyond a depth of 12 feet. The ponds in Rosedale drop off to 20ft! The area where the lilies grow is called a littoral shelf and is there to prevent erosion.
- Dave Reichert shared the process for having his driveway resurfaced and expressed displeasure with the manner in which it was communicated to him and his wife.

Meeting was adjourned at 11:12p.m.

Bill Leming, President
Marsha Malone-Thompson, PhD
Secretary