

Highlands Rosedale Homeowner's Association No. Two Inc.
Minutes of the Meeting of the Board of Directors

Board Meeting – March 21, 2013

Meeting was called to order at 7:00pm at the home of Tom Repp. Quorum was established.

Attendees Present:

Tom Repp – President
Robert Berube – Vice President
Joanne Riddle – Treasurer
Paul Herzing – At Large
Reon Onstine – Secretary
Jerry Yake – HD2 Homeowner

Board Members Absent:

None

Approval of Minutes:

- Motion by Bob Berube to approve minutes from the February 2 meeting, seconded by Tom Repp
- Unanimous approval

Business:

- **Report from Painting Committee** – Sharon Repp of the Paint Committee provided an overview of the activities of that committee. Individual meetings have been occurring with the association members to review and select exterior paint selections for their homes. Good progress is being made with selections by a most homeowners expected to be complete by the end of March
- **Review of House Painting Bids** – With the assistance of Sherwin Williams an RFP for painting of association homes was created and issued to recommended painting contractors. Bids were received from (5) five contractors with a bid for an alternate product received from a sixth bidder. Pricing was requested for use of Sherwin Williams Superpaint (7 year) or Duration (10 year). The lowest price was submitted by Braendel Painting of Sarasota at \$70,000 (\$2,000 per home) for Superpaint and \$74,375 (\$2,125 per home) using Duration. Joanne Riddle motioned to approve Braendel Painting and the 10 year Duration Paint. Motion seconded by Paul Herzing. Bob Berube motioned to amend the original motion using 7 year Superpaint. There were no seconds to the amended motion. Motion to approve Braendel Painting using 10 year Duration paint was approved with Repp, Riddle, Herzing and Onstine voting yes and Berube voting no. Painting will be scheduled to begin in October 2013.
- **Carriage Light Post Painting** – Carriage light posts are in need of painting. A motion was made by Tom Repp for the purchase of approximately \$75.00 for spray cans of black paint. Tom Repp will perform the painting. Motion seconded by Bob Berube and unanimously approved.
- **Carriage Lights** – Tom Repp has been performing carriage light lamp replacement for the association members. A source for spare lamps has been located with a substantially reduced price. A motion was made by Bob Berube to authorize purchase of 50 lamps for \$203.00. Seconded by Paul Herzing and unanimously approved.

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- **HD2 Association Website** – Discussion was held regarding the association website created by Reon Onstine. Reon described the website, the current contents and asked for any input for additional content or changes. No changes were requested. Tom Repp will issue an email to all association members advising of the website and the website address – rosedalehd2.com. The website also lists an email for use in contacting board members – HD2directors@rosedaleHD2.com.
- **Backflow Prevention Annual Certification** – A proposal has been received from Richards Plumbing of \$22.00 for annual testing and certification of resident's backflows. This price includes both the main and irrigation backflows. \$30.00 had been budgeted. Motion to approve Richard's Plumbing for this year's backflow testing was made by Joanne Riddle, seconded by Bob Berube and unanimously approved.
- **Roof Cleaning Contract** – Roof cleaning is done every two years and is due this year. Pool Cage Plus has submitted a price of \$4,995 (\$135/home) using a steam cleaning approach and no or limited necessity of being on the roof. The contractor has offered to maintain this price for the roof cleaning due in 2015 also. Motion to approve Pool Cage Plus for roof cleaning in 2013 and 2015 made by Bob Berube, seconded by Reon Onstine and unanimously approved. Roof cleaning will be done the last two weeks of September prior to the start of house painting.
- **Quarterly Billing** – The quarterly billing is being prepared for issuing the 1st week in April. Approval has been received from all association members except three to receive billing by email instead of US Post Office.
- **Notification of Board Meetings to Members** – Approval has been received from all association members except one to receive notification of upcoming HD2 Association Board Meetings by e-mail.
- **Budget Review** – The budget and expenses year to date was presented by Joanne Riddle. The 2013 budget will be increased by \$4,375 to reflect the increased cost for home painting due to the approval of the 10 year instead of 7 year paint.
- **Architectural Review Committee** – The architectural review committee is Susan Onstine and Sharon Repp. They will meet and submit a recommendation for required approval signatures on architectural requests.
- **Next Meeting Date:** The next Board meeting is not currently scheduled. Tom Repp will submit a date to the Board for the next meeting.

Meeting adjourned at 8:45pm



Reon R Onstine
Secretary

Attachments (1)

2013 Rosedale Homeowners 2 Budget

Income

Homeowner Dues \$ 66,600.00

Total Income \$ 66,600.00

Expense

Backflow Checking \$ 1,110.00

Insurance Expense \$ 3,244.00

Irrigation \$ 600.00

Lamp Post Lighting \$ 360.00

Landscaping and Groundskeeping \$ 37,296.00

Legal \$ 500.00

Mulch \$ 5,500.00

Postage & Office Supplies \$ 400.00

Roof Cleaning \$ 5,000.00

Taxes \$ 61.25

Total Expense \$ 54,071.25

Net Income \$ 12,528.75

Fund Balance	
December 31,2012	\$ 75,337.22
Expected Income 2013	\$ 12,528.75
Painting	\$ 74,375.00
Budgeted Fund Balance YE 2013	<u>\$ 13,490.97</u>