

Highlands Rosedale Homeowner's Association No. Two Inc.
Minutes of the Annual Meeting of the Members
September 24, 2020

Board of Director's Meeting – September 24, 2020

Meeting was called to order at 7:04pm via zoom. **Quorum was established** by members present.

Attendees Present:

William Leming – President	Phyllis Lord – Treasurer	Ed Mazer- Member at Large
Marsha Malone-Thompson – Secretary	Diane Raccio – Vice President	
Robert Mallarino – Homeowner	Jane Nicholl - Homeowner	

Proof of Notice of Meeting:

- Proof of notice was sent via email on September 12, 2020 to all Association members.

Approval of Minutes:

- Motion by Ed Mazer to approve the posted minutes from the February 15, 2020 board meeting and seconded by Phyllis Lord. **Motion passed.**

Business:

○ **Treasurer's Report**

- 2020 Budget Report was provided and discussed. The budget included estimates for 2021. At present, there is no need to increase quarterly dues.
- Ed Mazer motioned to accept Treasurer's Report including expenditures for approval. Marsha Malone-Thompson seconded. **Motion Passed.**

Landscaping

- Two-year contract with Teal expires in December. In 2021, our contract will increase by as much as \$600/per year to include the addition of 41 tall palms plus five trims annually. Phyllis Lord motioned to retain Teal for another two years. Ed Mazer seconded. **Motion passed.**
- High palm trees are scheduled to be trimmed October 5, 2020; bushes on September 28, and mulch to be spread December 14. Thirty-eight palms over 15 feet have been identified. It is expected that there will be 41 next year.
- Bill Leming and Stanley Cone contacted Big Earth regarding cost of various types of mulch and other factors of comparison. The choices are to continue to use the natural cypress at \$2.95/bag or the cocoa brown for \$3.19/bag. Phyllis Lord motioned to continue to use the cypress mulch and offer the option to opt out of having applied to individual homes. Ed Mazer seconded motion. **Motion passed.**
- Estoppel requests have increased. William Leming researched what RPM charges as well as other management companies in the state. Prices range from \$150 - \$250. Ed Mazer motioned to begin to charge \$100 estoppel fee beginning January 2021. Phyllis Lord seconded. **Motion passed.**
- Roof cleaning occurs every two years. We are scheduled for our next roof cleaning in 2021.

Painting

- House paintings were last completed in 2014. Ed Lord and Bill Leming recently inspected member homes. Plans are to reassess paint needs at the end of 2021.

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ARC Committee

- There were no outstanding requests as all have been processed and approved.
- The Master HOA has established an ARC Committee. More information will be forwarded as it becomes available.

RCC Update

- Next meeting for the Master Association will be Friday, September 25, 2020 at 10a.m. The minutes from the previous meeting have been posted to our community website.
- Members were polled to determine feasibility of having Malachite gate accessible to homeowners. Our members overwhelmingly voted in favor of having this additional access route. It is still under consideration but may be cost prohibitive. Discussion tabled awaiting further information from Master Association.

Open Discussion

- The annual meeting of all homeowners will most likely be conducted online in January or February.
 - Notice will be sent to membership before the annual meeting.
 - William Leming and Phyllis Lord's positions are expiring January 2021.
 - We have several new homeowners. Please extend a warm welcome when you meet them.
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- **Next Meeting Date:** To be determined
 - **Meeting adjourned at 8:10pm**

Marsha Malone-Thompson, PhD
Secretary