

Meeting Minutes
Rosedale HOA2 Board of Directors Meeting
Thursday, December 15, 2022

Meeting – Thursday, December 15, 2022

Meeting was called to order at 2:36p.m. via Zoom and in person at the Leming residence. **Quorum was established** by members present.

Present:

William Leming – President,

Phyllis Lord – Treasurer

Marsha Malone-Thompson – Secretary

Cedric Pemberton – Member-at-large

Ed Mazer – Vice President

Homeowners - Bob Mallarino, David Reichert, Caroline Cortell, Jane Nicholl, & John Kraus

Proof of Notice was sent December 1, 2022 via email.

Meeting minutes from June 23, 2022 was motioned for approval by Ed Mazer, seconded by Phyllis Lord. **Motion carried.**

Officer Reports:

Treasurer

1. 4th quarter still has outstanding dues from two families. One family overpaid by \$120. This will carry-over for 2023.
2. Mulch application was higher than anticipated. We budgeted \$9,500 and the actual quote was \$9,621. The overage was due to additional charges, such as an additional fee for spreading, which we did not have last year. Big Earth will only provide 40 bags/per home vs 60 that Teal applied in the past due to increased mulch cost. Cedric Pemberton and David Reichert will oversee the spreading of mulch scheduled for December 21 and 22.
3. Painting of homes, while going well, is behind schedule. This will mean painting will continue into early 2023. Marco Medina and his crew are to be commended for a job well done.
1. Our budget has a surplus of approximately \$128,000.
2. Tree trimming for high palms and seed pods is scheduled for January at the rate of \$30/tree. Bill will meet with potential providers before the holidays and identify approximately 50 trees for trimming.
3. We incurred unexpected legal fees for October and November for \$2,925. A line item for \$5,000 will be allocated in the budget for probable future legal expenses.
4. Receipts for Ionos website rental and e-filing with the state are due in February.
5. Budget surplus of \$24,195 could be earmarked for future house painting for 38 homes at the rate of \$3,500/residence.

Unfinished Business

1. Invoices from June to the present for approval
 1. Internet/webhost (Ionos) and filing with state - \$445.73
 2. Braendel Painting - \$14,000/draw.
Richard's Backflow - \$32 (Reimbursement to Richard Murphy.)
 1. Brightview Contract terminated as of 11/30/2022.
 2. D.C. - \$11,025 ??????????????
 3. Westcoast (new lawn service) two-year contract - December 2022 – November 2023.

Ed Mazer motioned to approve payment of invoices. Cedric Pemberton seconded.

Motion carried.

1. 10 houses remain to be painted. Anticipated to be completed toward the end of January.
2. Teal was not paid full amount in June at the end of our engagement. We mutually agreed to short-pay for services not rendered.
3. Our annual HOA2 meeting will be held at the clubhouse on Saturday, January 28, 2023 from 10 – noon. We are looking in to seeing how to navigate a hybrid meeting for those unable to attend in person.
4. Cedric Pemberton is serving out the remainder of Diane Raccio's term. We truly appreciate his willingness to serve. Marsha Malone-Thompson's term as secretary is ending in January. Nomination forms will be available to all homeowners who request them. Interested members wishing to serve on the board should submit completed forms to Marsha on or before December 28, 2022.

Open Discussion:

1. Jane Nicholl indicated that her tall palms have never been trimmed. She requested assurance that they will be cut this year. Bill Leming intends to survey and tag the 40 – 50 tall palm trees slated for trimming before the holidays. .
2. John and Anna Kraus are our new neighbors residing at 9751 53rd Drive E. They will be here from January to April and want to "meet" their new neighbors. John had questions regarding details of the dispute regarding Caroline Cortell and Michael Spellman. Bill informed them that our legal counsel has advised against discussing the case as it is still ongoing. John indicated that he understood.
3. Ed Mazer and the board wished to officially recognize and sincerely thank Diane Raccio for her six years of dedicated service to the HOA D2 Board of Directors and homeowners. Her insight, humor, and historical knowledge of the community has been appreciated and will be missed.

Meeting adjourned at 3:11p.m.

Next Meeting Date: Rosedale HOA D2 Annual Meeting

Saturday, January 28, 2023

10a.m. – 12p.m.

Rosedale Club House

Bill Leming, President
Marsha Malone-Thompson, PhD
Secretary