

January 24,2019

# HIGHLANDS HD-1 HOMEOWNERS ANNUAL MEETING

THE ANNUAL MEETING WAS CONVENED AT 1PM AT THE BRADEN RIVER LIBRARY. MR. DEAN BENDER CALLED THE MEETING TO ORDER AND NOTED IN EXCESS OF 18 HOMEOWNERS WERE PRESENT IN PERSON OR BY PROXY. THAT BEING THE CASE THE REQUIREMENT FOR A QUORUM WAS MET.

Mr. Bender introduced the current Board Members who were present which included Dean Bender, President, John Hughes Treasures, Chet Massari, Vice President, Tom Plant, Vice President who served as secretary for the meeting. Mr John Sullivan , Secretary was absent.

Mr. Bender asked that the reading of the minutes of the previous meeting be waived and that they be approved. Upon a motion duly made and seconded the minutes were approved.

UNDER OLD BUSINESS THE FOLLOWING REPORTS WERE PRESENTED.

Mr. Plant presented the landscape report and noted the change in service provider to Teal Lawn in October 2018. He provided an update on the timing for hedge trimming which was about to begin. He stated the mulching is to begin on March 4, 2019. Mr. Massari reported on the schedule for backflow testing and roof cleaning. He also mentioned the future house painting project which will require those homeowners who wish to change the color of their house and doors must pick new colors from the approved Sherwin Williams colors and have them approved by submitting a request that must go before the Rosedale Homeowners Association and submitted through RPM Management. If homeowners wished to retain their current colors no action will be required. Mr. Massari noted it is the individual homeowners responsibility to obtain RPM/Rosedale Homeowners Association approval and such approval must be given to either him or Mr. Bender well in advance of commencement of the painting in the Fall of 2020. Mr. Plant reported on the Holiday Party held at Rosedale Country Club on December 4, 2018. He noted over 30 people attended which made for a very nice evening. Mr. Hughes presented the Treasurer's Report which showed all finances to be

in order. He noted the unallocated reserve fund will have to be allocated due to a recent change in Florida law. He stated he would be working with legal counsel to assure the association is in compliance with the law.

UNDER NEW BUSINESS THE FOLLOWING MATTERS WERE DISCUSSED AND ACTION TAKEN.

Mr. Bender noted that the term of office had expired for two directors and that both Mr. Massari and Mr. Sullivan were agreeable to stand for reelection. Mr. Bender recommended that both be nominated to serve new terms. Upon a motion made and seconded both Mr. Massari and Mr. Sullivan were nominated and elected to new terms as directors. Mr. Bender thanked the attendees for coming to the meeting and there being no new business asked for a vote to adjourn the meeting which was approved upon a unanimous vote.

OPEN FORUM

Mr. Bender asked if there were any matters that the member wanted to discuss. Mr. Fred Booth raised the issue of the mulch being laid in March when it had always been laid in November. Mr. Plant noted due to the change to Teal Lawn in October 2018 the mulch was unable to be laid in November and therefore the March 2019 date was the first possible date. Mr. Booth asked if there could be a delay until November 2019. Mr. Plant noted that would be two years since application of mulch and that was to long to go without mulch to prevent weed. Mr. Plant agreed to explore the possibility of laying mulch in March and then doing a top dressing of mulch in November or December to assure the house look nice for the coming high season. The general consensus of the attendees was that Teal Lawn was doing a good job.

There being no further matters to discuss Mr. Bender thanked the attendees for coming to the meeting and the Open Forum was adjourned .