

Highlands Rosedale H.O.A. (HD-1)  
2020 ANNUAL MEETING  
MINUTES

The annual meeting was convened at 2PM at the Braden River Library. Dean Bender called the meeting to order and noted an excess of 18 homeowners were present in person or by proxy. That being the case, the requirements of a quorum were met. Board members present were: Dean Bender President, Chet Massari Vice President, Tom Plant Vice President and John Hughes Treasurer. John Sullivan was absent and Peggy Bender volunteered to take the minutes and were submitted by Dean Bender.

Dean Bender asked for a motion to approve the 2019 minutes. The motion was made, seconded and the minutes were approved.

#### OLD BUSINESS REPORTS

##### Lawn Maintenance – Tom Plant

The 2020 Teal contract increased by \$2,736 due to increasing the trimming of the shrubs from 5 to 6 times per year. New mulch will be laid starting sometime after November 1.

##### Roof Cleaning, Back Flow Inspection, Painting – Chet Massari

1. ROOF CLEANING, required every two years, is scheduled to start June 1<sup>st</sup>. The contractor is Matt Whalen of Pool Cages Plus, LLC. The same contractor we have been using. The roofs are cleaned from the ground, there will no roof walking unless there is a specific trouble spot. Plants will be protected and any damage will be taken care of. Matt has been very responsible in the past.
2. BACK FLOW INSPECTION, required by Manatee County annually is scheduled for July 2020. The contractor is Richards Plumbing, Richard Krause, president. When the exact date is set, I will notify homeowners. Home owner do not have to be home at the time of inspection, but there will be a brief interruption of service while the inspection takes place. You will be notified of any failures and repairs are individual home owners responsibility. You can use Richards or any other certified plumber of your choice. If you get a letter from Manatee County before the inspection, ignore it and notify me.
3. PAINTING PROJECT, scheduled to begin October 2020.  
We have sent bid packages to 3 qualified contractors, including the one that painted in 2012 and expect proposals in early Feb. The project will take 5 to 6 months to complete. We would like to have only one crew to work with as that is easiest to manage for consistency of workmanship. We have 57 houses to be

painted and at a rate of 3 per week requires 19 weeks minimum. We have to allow for weather and other delays.

The bids are based on all houses being painted the same as they were in 2012 and that cost will be covered by the HOA, HD-1. **ANY ADDITIONAL COST FOR COLOR CHANGES WILL BE THE RESPONSIBILITY OF INDIVIDUAL HOME OWNERS.**

Home owner are responsible for ensuring that facia boards and other wood are in good condition and not rotted. Repair or replacement is the responsibility of individual home owners. I suggest you inspect and make necessary repairs prior to October 2020. Prior to painting, the contractor will inspect the wood work and make recommendations for repair. You can use that contractor or another of your choice to fix any problems. **IF REPAIRS ARE NOT MADE TIMELY THE ROTTEN WOOD WILL SIMPLY BE PAINTED OVER.**

Final inspection of homes will be the responsibility of each home owner and supplying a punch list to the contractor to make necessary corrections.

**MAKE SURE YOU GET THE COLOR PREFERENCE CHART TO ME BEFORE MARCH 1, 2020 OR IT WILL BE PAINTED THE SAME COLOR AS IN 2012.**

#### HOLIDAY PARTY – DEAN BENDER

This year's Street Holiday Party was held on December 12th at our lovely Country Club, in the community room. Organized by John Sullivan and Renee McFadden, we had a nice attendance of 32 neighbors. Everything from the foods served to mingle with the neighbors was fantastic. Our Club Manager, Lucy was extremely helpful in the coordination and execution of our Holiday/Dinner Party and we would like to Thank her again!

There was another large event that same evening in the dining room and we were all still treated as special as we always are by Rosedale Country Club Management and employees.

The secret Santa gift exchange was a fun way to engage all of us that came together to celebrate the Season.

Treasurer – John Hughes

We ended 2019 \$6,115.49 under budget.

Most of our expenses are projected to remain about the same except landscape. Our contract went up 2,736 due to adding an extra trimming.

Overall the budget increased by \$1,816.

We were able to keep our quarterly fees the same again this year. We have not had an increase in our fees since 2011 (9 years).

We are on track to be able to pay for the painting of all homes during the 2020/2021 cycle. The prices that we are looking at are about 50% higher that they were the last time we painted (2012/2013). So, if we look forward to the next time, they will need to be painted we are going to need to reserve much more money and maybe extend the time out to a 10-year cycle.

Finally:

As a reminder - Quarterly fees are due on the 1<sup>st</sup> day of the quarter. I try to get the invoices out by the 15<sup>th</sup> of the month before. Payments are coming in later and later in the month and every quarter I have to send out numerous late notices.

Our bank, American Momentum, provides a free lockbox service for us. That is why checks for the quarterly fees have to be mailed to them and they must have your account number indicated or they are returned to me.

Also,

As part of this service they can set up our homeowners to have their fees automatically debited from the account of your choosing at the beginning of the quarter. We have had this program and it has operated without a hitch for years. Currently we only have 14 out of 57 homeowners signed up for it.

If you would like to sign up for this all I need is a voided check from the account you want debited.

## NEW BUSINESS

Election to fill three open positions Board Member positions. Dean Bender asked for nominations from the floor and, as usual, there were no nominations.

Dean Bender and John Hughes agreed to serve again for an additional two-year term. Years 14 & 15 for Dean and 15 & 16 for John (way too many).

With Tom Plants resignation, we currently have an open position on the Board. Dean Bender and John Hughes will co-chair the Lawn Maintenance position again. Anyone interested in filling the open position please email Dean Bender. It's time for someone else in our Association to come forward and help manage the community.