

Highlands Rosedale Homeowners Association (HD-1)

Minutes from the Annual Meeting that was held on Saturday December 16, 2023

President Dean Bender called the meeting to order at 10am and verified that the required quorum was present either through proxy or in attendance.

Board members in attendance were: Dean Bender – President
Danielle Stivers – Vice President
Michael Junga – Vice President
John McFadden – Treasurer
John Hughes – Secretary

A motion was made and seconded that we approve the Board Meeting Minutes from 12/16/2022. It was voted in the affirmative unambiguously.

Old Business:

Treasurers Report – John McFadden

John submitted a 2023 Annual Report explaining all of the expenses and the 2024 Budget (copies attached)
The 2024 budget calls for the annual HOA fees to remain the same as 2023 which were \$2, 200.

Landscape Report – Danielle Stivers

In 2023 the Highlands 1 community was faced with challenges with yard pests (Mole Crickets & Chinch bugs), as well as resident Irrigation Repair Report issues. After speaking with Dean Bender, our President, we chose to stay with our current landscape company (West Coast Landscape) until their contract would end on 12/31/23.

In late August 2023, I began interviewing possible landscape vendors and receiving proposals for 2024. I received 3 proposals-

Mako Lawns

\$117,600.00 Paid Monthly \$9,800.00

West Coast Landscape

\$85,568.00 Paid Monthly \$7,130.00 /

“Current Contract Cost for 2023 is \$71,820.00”

The Bloomings Landscape

\$70,452.00 Paid Monthly \$5,871.00 **Chosen**

The Highlands 1 Board voted & selected by email this fall that The Bloomings Landscape, is not only the less expensive of the 3 proposals, their references were solid. They are not perfect however, they will work hard to correct mistakes. Danielle Stivers will remain the contact person in 2024.

Irrigation Repair Reports

In 2023 West Coast Landscape gave us Inspection Reports that had questionable data in accuracy & cost totals through late spring of this year. The decision was made to stay with West Coast Landscape until their 2023 contract ended in 12/31/23.

Tall Hedge

Unfortunately, the Tall Hedge separating HD-1 & HD-2 was only trimmed once or twice. My apologies that the hedge has a shaggy appearance and is in need of a deep trim. I am told that The Bloomings’ crew will trim the hedge on both sides in January 2024.

Palm Tree Trimming 2023

The Highlands 1 Board reviewed & selected by email 2 companies for the Annual Palm Tree trim in "April 2024".

The 2 companies are-

Brown's Tree Service \$9,548.00

Monster Tree Service \$8,230.00 ** Chosen**

Monster Tree Service was selected.

Community Oak Tree Trimming

The community Oak trees are trimmed every 3 years. The last trimming was completed in the year 2021. The next scheduled Oak tree trim will take place in April 2024. The Oak trees will be trimmed and thinned slightly by the supervision of certified Arborists. Our community provides services such as the tree trimming of Palms & Oak trees that other Rosedale communities do not provide.

I gathered 2 company proposals in September from-

Brown's Tree Service \$8,225.00-\$10,575.00 (Would Not Guaranty Proposal Cost Bid)

Monster Tree Service \$8,225.00 **Chosen**

The Highlands 1 Board voted & selected Monster Tree Service by email.

Highlands 1 Mulch

I am very happy to say that the price of mulch has leveled off to be currently \$2.99 per 3cu ft bag. Our 2023 mulch spreading event went well with a few new measures in place to make sure the crew communicated with me before, during and at the end.

Round Up Weed Application

I am happy to report that the Highlands 1 community along with Rosedale has been allowing residents to opt out of weed killing spray application by Landscapers. Contact me to be added to this list for our landscapers. It is my understanding that no signs are allowed to be displayed in yards, since there is a Rosedale CC&R that states that no yard signs are allowed in Rosedale. Please see the September 17, 2023 "Recap of Rosedale Board Meeting" on Sept 14, 2023 emailed by Ed Mazer if you have further questions contact Danielle Stivers with your questions and concerns at highlandshd1.org.

Special Projects Report – Michael Junga

BACKFLOW INSPECTIONS:

- Must be done by July 31st Annually to avoid Manatee County fines or disconnect https://www.mymanatee.org/departments/utilities/manatee_county_water_division/backflow_prevention_assembly_information
- Service provided on a May cycle for our neighborhood inspections
- 5 bids researched from local Plumbers already in Rosedale
- Richard's Plumbing granted contract for overall cost, value and continued relationship
- \$26 per home (double backflow inspections) for 2023
- Pricing negotiated and locked in for 2024 (\$28) and 2025 (\$30)
- Reminders:
 - o Any failures or repairs needed are at Homeowner's expense
 - o Final report sent to me, then notification made via email to homeowner
 - o 30 day window to repair or replace assembly per Manatee County regs
 - o Clean area around backflows to make them accessible for Plumber

ROOF POWER WASH/MOLD SPRAY CLEANING:

- Service provided in a 2 year cycle (in even years) in May
- In process of securing multiple bids now. No final decision made yet on vendor
- Previous cost in 2022 was \$175 per home
- Goals:
 - o Avoid direct contact or walking on any roof
 - o Avoid spraying new roofs installed within last 2 year cycle
 - o Cover shrubs/plants/trees near house to prevent overspray damage
- Optional: negotiate group rate for those desiring pool cage cleaning (at homeowner expense)

HOUSE PAINTING:

- Service provided in 10 year cycle with next cycle to begin in 2030
- Exterior Painting only: Walls, Trim, Fascia boards, Entry Doors, Garage Doors, Columns, Gutters
- Estimated cost of \$4,000 per home built into reserve budget
- Color choices not limited but will need to be approved by HD1 and Master HOA

Report prepared by Michael Junga

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New Business:

Update on HOA insurance coverage:

The Rosedale Community Council surveyed all HOA's within Rosedale to determine what their insurance coverage and premiums were. The results were surprising with annual premiums ranging from \$735 to \$3,145. Our HOA paid \$797 last year and the board will look at updating our coverage. It should be noted that our HOA owns no common ground for liability insurance and has no employees for workers comp coverage.

Update on ARC requirements:

As many of you know our HOA does not have an ARC committee. Unlike most HOA's within Rosedale our CC& R's do not mention anything about it. The Master Association is insisting that a board member sign off on ARC requests or they will not act on them. The Board's position always was that the board was not given any power to govern this duty by our CC&R's and doing so would be out of the realm of our authority. This needs to be resolved in the coming year.

Board Member Elections:

Both Dean Bender and John Hughes terms expired at this meeting, and they chose not to run for re-election. Volunteers from the membership were sought and one member Bob Beard graciously volunteered. Mr. Beard was elected by acclamation to a two-year term. Both Dean and John were thanked for their many years of service to our community.

Meeting was adjourned and after answering some questions from the membership the board went into executive session to assign the new board positions.

The results were:

President – Danielle Stivers

Vice President – Michael Junga

Vice President – Bob Beard

Treasurer – John McFadden

Secretary – Open