



# ROSEDALE HD-1 BOARD MEETING

Location: ZOOM

Date: Sunday, February 16, 2025

Meeting Start time 3:05 pm

## AGENDA DETAILS

### I. HOUSEKEEPING

a. All board members present for roll call. **Quorum verified. 5/5**

- President: Michael Junga
- Vice President: Tony Demers
- Vice President: Bob Beaird
- Treasurer: John McFadden
- Secretary: Kevin McInerney

Michael Junga opening remarks thanked the Committees for their engagement in our HOA. He touched on 3 goals for 2025:

- Have more fun as a community, work with the Social Committee to plan events
- Streamline processes with the Grounds Committee
- Increase communications & transparency

b. **Treasurer Updates:** provided by John McFadden:

i. **2025 Assessments:** 55 of 57 assessments have been paid in full

- A motion was made and approved, contingent on whether such detail was listed in CCRs, to institute a 90 day window from end of annual assessment due date to engage legal counsel for outstanding collections.
  - After some discussion and later review of our existing CCR's it was determined that no changes are required & the process as clearly stated in Article V, section 6, page 4 of our CCR's will be adhered to as to maintain compliance.

ii. **Tax refunds for '22 & '23 :**

- John submitted amended returns for 2022 & 2023 refunds
  - ~ \$20 for 2022 & ~ \$700 for 2023

iii. **BOI Filing :** Beneficial Ownership Information

- We are not required to complete as of right now

c. **New Website Rollout:** Michael reviewed website & functionality

- Suggestion made to add specific grounds committee contact responsibilities

- Suggestion made to update regularly to remove past events & remain current

## II. GROUNDS COMMITTEE

(Richard Radean ,Tony Chiapetta , Bill Bockhorst, Ed Harrington)

### a. Annual Backflow Training – May Service

- Target date for this service is early May
- Michael to schedule backflow training event for Grounds Committee soon
- Bill Bockhorst to manage the 2025 inspections for HD-1
  - Richards Plumbing to perform inspections again this year
  - Backflow devices are approaching their life expectancy & replacement parts availability, new regulations, codes & costs are to be researched

### b. Landscaping

#### i. Monitor Service Schedule Calendar

- The HD-1 Service schedule has been added to the HOA website

#### ii. Annual Tall Palm (above 10') Trimming Contract

- Target date is to have Tall Palms trimmed by end of April
- Budget of \$8,790 or less
- Richard & Tony are obtaining bids from 3-4 contractors for tree trimming
  - They plan to tour the neighborhood to count & identify inventory of HD-1 tall trees to provide an accurate assessment of our requirements
    - Pre-hurricane season planning to be considered
    - Identify HD-1 vs Master HOA landscape responsibilities

#### iii. Adjusting Edging Lines around hedges to save on mulch

- Grounds committee to explore opportunities to save on rising mulch costs

#### iv. Landscaping Liaison updates

- More specific contact information will be added to the website

### c. Roof Spray Service Training 1<sup>st</sup> Q 2026. Next service is 5/2026

- Information to be exchanged at the end of 2025 in preparation for 2026

### d. House Painting – 10 yr schedule (2030) – Tony – 4/25 estimates

- Tony Demers to seek preliminary cost estimate this year
  - Review viability/durability with our paint supplier & painting contractors with a 10-year schedule
  - During estimate phase, ask Paint Contractor to spot check homes in community and get their professional opinion of paint integrity to determine if any warranty concerns at half-life of project need fixing.
  - Goal is to verify Budget & reserves alignment using inflationary factor

## III. SOCIAL COMMITTEE

### a. Social Events Survey Results

- Completed results not available
- b. Annual Block Party Planning w/ HD-2 for 3/8 (HD-1 25<sup>th</sup> Anniv.)
  - Suggestion made that many photos be taken to add to our website after the event
- c. Sign Usage for HD-1 Events

#### IV. MISC

- a. Identify any special projects & training needs for 2025

Michael asked for volunteers to assist him in managing the HD-1 website

- Tony Demers & John McFadden volunteered to assist
  - Training to be provided in the next 3-4 weeks
- Acknowledged Rob Melis for his efforts to create a very effective website

Michael stated the need for pre-hurricane planning in areas of concern for HD-1. He will follow up with Master HOA regarding storm water & drainage inspections for roads & ponds and other related items.

- John stated the need for dead tree limbs to be identified & removed, pre-storm .
- Bill stated the HD-1 performed very well post hurricane & gave thanks to Alex's Lawn care for their efforts.
- Ed commended the efforts of our HD-1 Team to clean up the community & the re-design of HD-1 website .

Meeting was adjourned at 4:53 pm