



# ROSEDALE HD-1 BOARD MEETING

The HD-1 Board meeting was held on Wednesday, January 7, 2026, via Zoom.

## AGENDA DETAILS

### I. Welcome New Board Members and review 2026 opportunities

- i. Meeting was called to order by President Michael Junga @ 1:04 pm
- ii. Board members present were Michael Junga, John McFadden, Kevin McNerney, Phil Monaco, Ed Harrington & Tony Demers.
- iii. Introductions were made and Michael welcomed all members

### II. Officers Roles for each Director

- i. The floor was opened for Individuals to voice any preference for roles on the board
  - ▯ . Kevin McNerney asked to remain in the Secretary role
  - ▯ . Phil Monaco volunteered to fill The Treasurers role
  - ▯ . Michael Junga was asked to remain in the President role and has graciously accepted
  - ▯ . Ed Harrington & Tony Demers accepted 2 Vice President roles

### III. Review transitional and technology needs for new Directors

- i. John McFadden to work with Phil to set up banking access & train for the Treasurers position
- ii. Michael to provide information for Ed & Phil to complete 4 hour required course
- iii. Michael reviewed the website and email system through screen sharing
  - ▯ . Zoom training session on the HD-1 HOA email system scheduled for January 13<sup>th</sup>, 2026 @ 5:00 pm
  - ▯ . The importance of not sharing personal information was emphasized
- iv. Michael to set up HD-1 email access for Ed and Phil
- v. Purchase of a new laptop for Treasurers position was discussed
  - ▯ . Kevin felt there was value in having a HD-1 dedicated laptop set up for the Treasurer position with required technology
  - ▯ . John and Phil will assess during the training phase and get back to the board
  - ▯ . Michael stated that there are funds available if needed

#### IV. Organizing Work flows and important items for 2026

- i. Ed to act as a liaison for grounds committee reporting to the board as VP
- ii. Landscaping / Lawn Care contract expires at EOY
  - . Negotiations should begin in 3<sup>rd</sup> quarter
- iii. Roofwashing is scheduled for this year
  - . Response issues with Suncoast curb appeal
    - . Michael following up on
  - . Many new roofs will not require washing this year
    - . Other services available are driveway or pool cage wash
- iv. Backflow Inspections will be performed by Casey's Plumbing
  - . \$15/each under newly negotiated 5-year contract
  - . Work to begin in late February (May expiration)
    - . Still waiting on County as to possibility of re-piping & eliminating need for two backflows
- v. Tall Palms to be trimmed this year late May / Pre-Hurricane season
  - . Tree survey should be updated to include those trees removed over the course of this year for accurate pricing

#### V. Closing remarks / Adjourn Meeting

- i. Michael thanked all members for their participation and meeting was adjourned at 2:04pm .