



ROSEDALE HD-1 BOARD MEETING

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

A G E N D A D E T A I L S

- 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 McInerney, 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 McInerney 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 13th, 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 3rd 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 .