



ROSEDALE HD-1 BOARD MEETING

The HD-1 Board meeting was held Sunday, September 21, 2025 via Zoom.

AGENDA DETAILS

I. HOUSEKEEPING

i. Welcome & Quorum Verification of Board: 3/5 needed

- With a quorum present the meeting was called to order by President Michael Junga @ 3:05 pm
- Board members present were Michael Junga, Bob Beaird, John McFadden, and Kevin McInerney.

ii. Roll Call – Introductions

- Michael welcomed all members (9 total, including the board)
 - Brief discussion of alternative times to improve community participation

iii. Motion to Review & Approve 2/16 Board Meeting Minutes

- Michael motioned to approve the February 16, 2025 minutes. Bob seconded the motion & motion carried.

iv. HD-1 updates

i. Legal Updates

- The community has 1 not paid in full account
 - Our Attorney is addressing the issue as stated in our by-laws

ii. RCC updates ... Michael shared the following

- A meeting was held with the 14 HOA presidents to discuss
 - Networking w/other HOA's for "better services and volume pricing"
 - Processes to Streamline efficiencies
 - Bundling services for \$ savings
 - Opportunities such as backflows, roof cleaning, painting, tree trimming
 - He will continue to work with this committee to keep our costs down
- Lakewood Ranch High School Lighting
 - Michael attending a county meeting regarding lighting
 - More of an HD-2 source of complaints but good to know info
 - They plan to add a berm & trees for noise mitigation
 - They will explore "effective Game Scheduling"
 - Moving night games / activities to fields further from our community wall when other fields are available
 - Shutting lights down immediately after activities are

completed & people have left the grounds

iii. Annual Meeting in December

- We will be coming out with a date for our December Board meeting soon
- We also have 1 Board Member term ending at the EOY (Bob Beaird)

iv. Website

- Michael emphasized the significance of using the website as a primary communication tool, ensuring it remains current, and upholding transparency always.
 - We encourage everyone in HD-1 to use & share any ideas they may have to make it even better

v. Carriage Lights / Lamp Posts

- We have several Lamp Posts in the community that are not working
 - Please look at and repair when possible
 - These not only provide a great aesthetic but also support our community security
 - Kevin volunteered to survey & send a quick note out to those with lights out in case they were not aware of

II. Treasurers Report: Treasurer John McFadden shared the following

- Operations account \$ 52,469.97
- Reserves account \$ 191,102.00
- Total Funds \$ 243,571.97
- We are \$ 2000 under budget YTD
- We've earned over \$6000 YTD in interest **
- We are still waiting on IRS tax refunds for 2022 & 2023
 - Totaling roughly \$720
- Michael discussed that we are waiting to see the inflationary impacts as we head into next year budget planning
 - House Painting is a concern with the latest cost estimate for 2030, increasing by \$32,000 from Braendel Painting
 - Current budgeting is \$4000 per home
 - Latest cost estimates equal to \$4561 per home
 - 2021 paint is performing well & warranty will be investigated
 - He stated that we hope to save additional dollars through community bundling with the other HOA's and we have extra reserves available, if needed.
 - Michael made a motion to keep reserves as they are for now . Kevin seconded and the motion passed.

III. COMMITTEE UPDATES

GROUNDS

i. Landscaping

- Michael commented on how well the community looked & thanked the grounds committee for their efforts
- Grounds committee members Rich Radean & Tony Chiappetta shared:
 - Alex Lawn Care is doing a great job
 - They are working to improve weed control
 - Exploring ways to lower mulch costs
 - Alliances with other HOA's (lower bulk & labor costs)
 - Shrinking expanded beds / lessen hedge lines
 - New mulch to be installed before Thanksgiving
 - Irrigation testing & notifications are going well
 - Working on access to a couple properties whose controls are in their garages
- Bob Beaird asked if Small Palm tree trimming could be moved up to October
 - Rich & Tony to look at

ii. Special Project updates (irrigation , backflows , etc)

- All 2025 Backflow inspections & repairs were completed
- Michael stated this is another potential area where savings could be obtained through volume & tiers pricing not only on annual inspections but also if the homeowner needs to repair
 - Looking at long-term contracts from Caseys or Richards Plumbing
 - HD-1 backflows are near the end of their life expectancy
 - Repairs may not be able to be performed & replacements per the new codes could be rather expensive
- Bob Beaird suggested discounts should apply for replacing 2 at once, or pairing with neighbor's work, etc.

SOCIAL

I. Next Happy Hour Event

- Gina Chiappetta shared that the Social Committee will be meeting & coming out with a fun get together very soon
 - Input / Ideas are always welcome

ii. Christmas Party

- The social committee is working on this year's event

IV. OPEN FORUM WITH RESIDENTS

- Susan Morgan stated that she had a minor paint issues on her house trim
 - Rich Radean volunteered to look at with her and address
- Kevin McInerney suggested an alternative day / time to improve community engagement
- Board will send email to residents at 5105 97th St E about parking on Street near intersection as a safety concern and storage bins in driveway for extended period of time.

V. ADJOURN MEETING

- With no other resident comments and all the agenda items covered, Michael moved to adjourn the meeting. Kevin seconded & motion passed. The meeting was adjourned at 4:55 pm.