



ROSEDALE HD-1 ANNUAL MEETING AGENDA

Location: Rosedale Country Club - Community Room (inside front entrance to the left)

Date: Saturday, December 6, 2025

Time: 1:00pm – 3:00pm

Agenda details

I. HOUSEKEEPING

- a. Verify Quorum of Residents: 30% or 18
- b. Roll Call – Board Introductions
- c. Motion to Approve 9/21 Board Meeting Minutes
- d. Reading and disposal of any unapproved minutes from 2024 Annual Meeting. If no objection, then motion to waive reading.

II. ELECTION OF NEW DIRECTOR FROM FLOOR

III. 2025 BUSINESS REVIEW

- a. Legal & RCC Updates - Michael
- b. Treasurer Report - John
- c. Website – Tony
- d. Community Awareness - Bob
- e. Grounds Committee Report
 - i. Landscaping Contract for 2026+
 - ii. Landscaping Liaison(s) for Community
 - iii. Results of 2025
 - iv. Projects Ahead
- f. Social Committee Report
 - i. Holiday Party
 - ii. Upcoming Events

IV. OPEN FORUM FOR MEMBER BUSINESS

V. ADJOURNMENT

Meeting Notes:

HOUSEKEEPING

- Verify Quorum of Residents: 30% or 18; confirmed by John McFadden.
- Roll Call - Board Introductions (3 of 5)
 - John McFadden, Michael Junga, and Tony Demers(via Zoom)
 - New community members were introduced
- Motion to Approve 9/21 Board Meeting Minutes; approved
- Reading and disposal of any unapproved minutes from 2024 Annual Meeting. If no objection, then motion to waive reading; approved.
- With Quorum and majority vote, the amendment to have excess membership income resulting from the 2025 operating budget, if available, be carried into the 2026 operating budget to avoid taxation on excess membership income, for IRS Revenue Rule 70-64 was approved.

ELECTION OF NEW DIRECTOR(S) FROM FLOOR

Two Board members are retiring on 12/31/2025. Michael recognized John McFadden and Bob Beard for their years of service and dedication to improving our Community. Thank you to John & Bob !!!

This leaves us with a minimum of 3 Directors, which is a risk to HD-1. If Board falls below 3 Directors, we may need to dissolve HOA. Michael made request to floor for any volunteers interested in joining HD-1 Board, as a new Treasurer is needed.

After some sporadic head motions and deep breathing, a volunteer emerged. Phil Monaco agreed to volunteer, but does not have a suitable computer with Microsoft Office - Excel software. A great idea was introduced by Ruth Plante for HOA to buy a laptop computer with needed software that the Board could use. Several questions from the floor were raised: (1) do we need to use Microsoft Excel? (2) should we use Google Sheets? Cost of hardware and software? One person volunteered to test what versions of software the volunteer can use on his old mac computer. After some productive dialogue, it was determined that the new Board will meet and solve computer/software needs and will purchase new HOA laptop with software at a reasonable cost, if necessary. Phil was formally nominated, elected and welcomed to the Board.

Michael commented... ideally, we need 5 Directors at all times because of risk of illness and loss of a Director during the year. Members can only elect Directors at the annual meeting. An important purpose of this annual meeting is to ensure our Board is filled for the year.

After an awkward moment of silence and intense game of member staring, an enthusiastic shout erupted from the back corner of the Community Room. Ed Harrington was formally nominated, elected and welcomed to the Board.

It was confirmed that HD-1 still has an extraordinary Grounds & Social Committees that help to distribute the workload and allow for efficient business functions to benefit community.

2025 BUSINESS REVIEW

Legal & RCC Updates – Michael

RCC is Rosedale Community Council, where 14 HOAs meet every 1-2 months to discuss pressing issues and focus on goals to improve quality of life in Rosedale. Michael participates in RCC and is working on some special projects to keep HOA dues stable by bundling volume

for negotiating service contracts. For example, HD-1 just signed a backflow contract with Casey's Plumbing for 5 years for \$15 a unit to test (\$30/home in HD-1) Casey's has worked in Rosedale for years. Backflow needs includes backflow testing, replacements, and repairs. Testing is part of dues, but replacements and repairs are the homeowners responsibility. We negotiated \$1,500 for replacements costs per unit for next 5 years (this is \$1500 per backflow and includes the pad which is current code; note a home may need to replace both backflows). A discounted repair cost was also negotiated. Michael has been talking with Manatee County Backflow department and arguing that we only need a one backflow design in HD-1 because we have no reclaimed water line. A new design could be plumbed in to create need for only 1 backflow to still allow for isolation of home or irrigation supply. This new design would reduce replacement costs. The challenge is the current County Code, which requires two backflows when there are two lines. Other communities only have one backflow. Michael is working on this with the County. A cement pad is required for backflows. Michael's house may be a test case for conversion from two to one backflow. Goal would only be to make this transition when a backflow fails; if there is a failure then you may be able to convert to one backflow, if County approves. Under new Casey's Plumbing backflow contract, our warranty on repairs is now 2 years and 5 years for replacements. Eventually, we won't be able to get parts for the current units as they are approaching life expectancy and being phased out with newer models. Town owns the water meter and homeowner owns everything after the meter. Question-what about having two meters instead of one; Michael will ask the County this scenario.

Other news from RCC, Michael is looking at bundling other services to reduce costs like painting, tall tree trimming, and roof spraying.

Acknowledgment and credit given to our Incredible Grounds Committee for how well the mulch madness project went. Road stains were observed in the road after mulching. It was actually the County trash trucks causing the staining, not the landscaping trucks (detective work done by Alex's Lawncare). Fred will call our County commissioner and report this is happening throughout the Rosedale community and report to Master HOA. Thanks, Fred!!

Lakewood Ranch Park, behind the wall near the high school, construction will begin Spring 2026 including berm building and additional vegetation and trees. Lights are being left on in the park, creating light pollution. Michael is requesting they (the scheduler of games) adjust games so that games closer to Rosedale are scheduled earlier in the day. We are requesting some shielding for the lights. HD-

2 has been heavily involved in this project and negotiations, along with a Links representative.

We have one outstanding partial assessment (\$185). Sadly, a claim of lien was filed by our attorney (Robert Todd, who is HD-1 and Master HOA attorney) because one home has not paid 2025 assessment. We charge attorney's fees to the delinquent home along with interest. Special thanks given to everyone that pays their dues as scheduled so we can avoid wasting time and resources on the collection of delinquent dues.

Treasurer Report - John

- Projected Reserve balance at end of this year about \$192k.
- Operating account earned over \$1,200 in tax-exempt interest.
- Reserve account earned over \$4,800 in tax-exempt interest.
- We received refunds from IRS for previous taxes (about \$900); we are now tax-exempt and not paying taxes as non-profit.

All spreadsheet data was reviewed on both Operating & Reserves accounts: with expenses, budget for 2026, balances and projections.

- Reserve account report; no reserve expenses this year.
- Revenue budget includes household dues.

2026 budget spreadsheet was also reviewed and compared to 2025 expenses. 2026 operating budget is \$987 higher than 2025 because of Landscaping costs. Costs for backflow inspections are the same.

- **Dues will remain the same as 2025 at \$2,400 annually.**

Motion made to approve 2026 budget, financial reports and \$2,400 annual assessment; approved.

- John will try to get bills out this week before he travels.
 - We will not be accepting wire transfers because of fees.
 - Please do not drop checks at John's house.
 - Please do not mail dues to our HOA PO Box in LWR.
 - Dues need to be sent to address on invoice to our Bank's PO Box.
 - Due date will be January 31st. Please pay after January 1st to prevent confusion.
 - If you have any changes to your ACH (some homeowners who have automatic withdrawal from their checking account), please let John know.

Website – Tony

HD1 has a website with a lot of good information:

www.highlandshd1.org. Includes calendar of events, sections for social committee and landscaping, with schedule of activities. There are also

instructions if you have a concern or question who you should contact, one of the HD-1 liaisons. Please do not contact the Contractors directly. Instead, contact the HD-1 Grounds Committee liaison directly. Also included are instructions for ARC and compliance and governing documents. Please feel free to provide website feedback.

Michael will be uploading documents in the future that will be password protected and will share info in the future: Bank Statements, Insurance Policies, Tax Returns, etc.

Community Awareness – Michael (Bob was absent)

We want to avoid fines/fees with Master HOA. HD-1 homes have many lights out, like carriage lights. Mike Stellman is local electrician in HD-2 that can be hired to make repairs if beyond just a light bulb replacement. The compliance committee is strict and we want to comply to maintain safety in the community.

Grounds Committee Report – Tony & Ed

We started with a round of applause and recognition for all the efforts of our Grounds Committee to maintain such a beautiful community.

- Mulch completed. Sent email early, good to assess who wanted mulch or not or only mulch in certain areas.
- Tall palms need to be cut in 2026. We already have one bid from Monster, but will be getting additional bids.
- Oaks are due for trimming in 2027.
- Alex's Lawncare is still doing our landscaping and we have a contract in place for 2026. Alex has a lot of integrity and works alongside his crew. We will need to seek a new 3 - 5 year contract bid this year and compare it with other landscapers.

Comment that A1 contractor (did HD2) does good work. Will get 3 or 4 bids. Michael asked if we can get bids for larger volume so we can bundle service discount with other HOAs. There is a question to get bids or discounts for magnolia tree trimmings.

We try to complete palm tree trimming before hurricane season begins, but we need to inquire the best time of year to trim palms because pods/seeds grew back quickly this season. Have been getting feedback that we have been late trimming palms. Resident Positive Comment - when Monster Tree Service did trimming, they caused a palm frond to damage pool cage screen; the company paid for repairs using person of residents choice and was a good experience for homeowner getting a quick resolution.

- Roof cleaning approaching in May 2026. Many have new roofs, so would like to continue with a la carte options for pool cage cleaning, driveway, lanai cleaning, etc. We have a contract for the 2026 season with the same company used in 2024. Michael said if you have a new roof, you should not spray it for 4 years,

per several roofers instructions. SunCoast Curb Appeal has been overwhelmed with workload and is outsourcing jobs in Rosedale. Roof cleaning usually done in May.

Social Committee Report - Gina

Holiday Party

There has been great response to happy hours at Inner Compass restaurant. Holiday party will occur in January (3rd or 4th week). Different locations are being researched, probably will not be held at the Club.

Block party to return again in 2026 :)

Upcoming Events - Ed

Breakfast club at EggTown in Walmart complex. Many different communities host breakfast clubs. Desire to schedule one for our community. Would prefer to have a dozen people involved as a nucleus. Goal is to start in early January. If interested, give Ed Harrington your email and phone number and he will coordinate. Location can vary and doesn't always have to be at EggTown. Ed can get a 10% discount for everyone at EggTown and order from Kid's menu if less of appetite.

Open Forum for Member Business

Question, something to be brought to Master board, what is condition of Malachite gate? It would be great to have it open. Fred commented that Malachite gate is not owned by Rosedale. Residents are not supposed to be using it. Meant for emergency vehicles only. It has been researched at the County level and the Master HOA has no plans to buy the gate or land around gate. Residents can get a key for the side gate door for \$100 from RPM.

Anything about the back gate being automated? Fred commented that there will be a test to close it from like midnight to about 6 am. Throughout the night about 5 cars come thru. Master would like to save money on fees for attendant.

David Rice (via Zoom) had question about irrigation sprinkler repairs. Tony and Michael both commented that sprinkler repairs are common because the springs fail in the units over time and grass often impedes sprinkler head from functioning properly. Alex's Lawncare does adjust the sprinkler heads to allow for proper lawn zone coverage during the monthly irrigation tests. It's still the homeowner's responsibility to repair any irrigation beyond simple repairs made by landscaper during monthly checks. There are no plans for HOA to absorb future irrigation repairs for each resident.

Adjournment 2:57pm