

ROSEDALE 6A HOMEOWNER'S ASSOCIATION INC.

BOARD MEETING

NOVEMBER 6, 2015

CALL TO ORDER

President Judy Lockaby called the meeting to order at 4:08 PM.

In attendance were: Judy Lockaby, Ray Sargent, Erika Parkes, Elvira Jacques and Eileen Viau as board members; Hugh Parkes, Birdie and Steve Jakabosky, Eric Celerier, Martine Gayon, Bill and Jewel Mashburn and Jim McHugh.

APPROVAL OF THE MINUTES OF THE APRIL 30, 2015 MEETING

Erika Parkes made a motion to approve the minutes from the April 30, 2015 meeting and Eileen Viau seconded the motion. All were in favor, minutes were approved.

NEW WEBSITE FOR WOODBROOKE RUN 6A ASSOCIATION DISCUSSION

Jim McHugh has volunteered to be our new webmaster following Jim Symons who has since moved from Rosedale. He has developed a new website through a web server company called ipage. Previously Mr. Symons hosted our web page for free as a service to our association, however, now we must create our own site and pay for this service. The fee is small, but will be reflected as a cost on our financial statements. Mr. McHugh has created our new website and has offered his time and efforts as a service to our association for free. He will continue to be our new webmaster and post new items to our website. Our new website is much more condensed and easy to utilize. Our new website address is:

<http://www.woodbrookerun.com/>

This website is meant as the primary resource as a homeowner in the Woodbrooke Run Association. You will find our Association official documents, information, forms, board meeting minutes and any pertinent up to date information that is associated with being a homeowner in our section of the overall Rosedale Golf and Country Club community.

Please note that the first few links on the website will ask that you create a Name and Password to be able to open and read from that section. For example, we will have our resident's names, address and contact information available. Because of personal information, our web master has placed this extra security measure by requiring a name and password in order to view this information. Currently, the name and password have been set as "resident" (without the quotes) for both. However, please also note, that as you click on other links down the page, for example ; Homeowner Quarterly Assessments, this link will open and you can view the information without putting in a name and password. The same holds true for the link that provides "FORMS". We thank Mr. McHugh for his time and talent in creating our new simplified website.

We ask that all homeowners acquaint themselves and view our new website. We will NOT be mailing the Proxy form with the annual mailer. If you are not attending the annual meeting scheduled for:

January 21, 2016 in the Community Room at Rosedale Country Club at 7:00 pm. please go to the website, click on "Forms" and print out a copy of the Proxy. Then hand deliver it to our President Judy Lockaby or mail it to her home at: 5006 88th Street. East., Bradenton, Fl. 34211. If you are NOT attending the annual meeting, the Proxy forms are vital so that we reach a quorum. Here is the direct link to the Proxy form: http://www.woodbrookerun.com/useful_forms.html

Along with creating a more simplified manner to handle association business, we will also NOT be mailing anymore coupons for your quarterly association dues. When mailing your check, please indicate your Woodbrooke Run lot number on your check. (They run from F-09 to F-46).

FINANCIALS:

BUDGET: We reviewed our present 2015 budget to date and the proposed 2016 budget. We have a deficit this year which was mainly incurred from more irrigation repairs than anticipated. We have, however, also saved on some expenses because we have purchased Association insurance at a lesser premium and our backflow checks have been reduced from \$20 per home to \$15. We have enough in reserve to meet all bills. Therefore, there is no additional assessment required to pay all our bills and there will be no increase in quarterly association dues.

DUES: Our quarterly association assessment dues will remain at **\$400.00** for 2016; or **\$1,600.00** annual.

CONTRACTS: Our roof washing contract is through 2017. The painting of our homes is scheduled for every 7 years, making us due to paint in 2018, but possibly, depending on the weathering effect, we may be able to wait until 2019. Our reserves are based on a 5% a year increase in painting costs and we are on schedule. Our landscaping contract is up the end of this year. Judy Lockaby and Hugh Parkes, our lawn liaison, have personally walked all lawns and have received three more bids to consider. Mike Cline, who was the golf course superintendent has his own lawn care maintenance company now. Although his work comes highly recommended, his bid was very high and out of our price range of consideration. Our present company, TruScapes, was discussed. The entire board has not been satisfied with the present look of our lawns. Eileen Viau made a motion for us not to renew TruScapes contract for 2016 and Ray Sargent seconded the motion. All were in favor. They will finish out this year and we have ordered the mulch and have that price secured. The next discussion was about the bid submitted by Teal Lawns. Colt has now purchased this company and other sections of Rosedale have seen improvement with Teal Lawns since Colt has purchased the business. His bid was also high. Lastly, we received a bid from FLC (Family Lawn Care). Their bid was the lowest and the amount of service stated in their contract is as much or more than the other contracts. We also contacted the President of Westbury Lakes for a reference. They have hired FLC, have had them approximately 3 months and seem very satisfied with the service. One of the main considerations, besides the price, is the fact that they are a smaller company, they do not take associations with over 50 homes generally, and the mowing equipment they use as far as size and weight of the mowers are on a smaller scale. We have very small and very challenging zero lot line lawns. One of our problems, especially in the rainy season, are the

wheel ruts that penetrate the small lawns from the weight of the large mowers. FLC seems to cater to smaller associations. Judy and Hap, in meeting with all of these lawn maintenance companies also learned that there is a major shortage of lawn care workers because of the immense increase of neighborhoods, construction and population. Companies are having to spend higher hourly wages and there is a shortage of workers in general.

Erika Parkes made a motion to accept FLC's lawn maintenance bid for 2016. Ray Sargent seconded the motion. All were in favor and it was approved.

NOTICE TO RESIDENTS ABOUT OUR LAWN CARE MAINTENANCE: Judy Lockaby will discuss with the management of FLC Lawn Care to provide our community is some type of **colored ribbon or tie**. There have been far too many exceptions to the rule and special requests being made of the board and our lawn maintenance companies. This is a lawn maintenance contract for mowing, trimming, weed control and fertilization. We will be providing any homeowner that wishes, some of these colored ribbon or ties. If there is a plant or shrub that YOU DO NOT WANT TRIMMED, it will be your responsibility to place the colored ties on those specific plants or shrubs. This will indicate to the lawn care personnel that you DO NOT WANT THAT ITEM TRIMMED. **This will be the only type of exceptions being made going forward.** We can no longer be responsible to have lists of all these special requests, and with language barriers and maintenance personnel turnover, it is unreasonable that any homeowner can expect such specialized treatment. The only other exception to the above practice is if the homeowner wishes for the board to note that YOUR PROPERTY IS NOT TO BE TRIMMED EVER. Homeowner's who want special requests need to hire an outside source of their own choosing to handle anything other than is provided by our service. That being said, please remember that we are in a tropical paradise with constant challenges. Also, our lawns are getting near 20 years old, with some big oak trees, and a multitude of items to watch over. We all like our lawns to look nice, but it is our responsibility at times to replace old and woody bushes and we all need to plug or replace sod from time to time. We look forward with anticipation to the hiring of this new lawn maintenance company. We all agree that TruScapes has not met our expectations.

Final Lawn Care Problem reminder: If you have a lawn care or irrigation problem, please email Hugh Parkes at: haptennis@aol.com., or leave a note at our door. No phone calls please, this is our personal residence and not the complaint phone line.

OFFICERS COMMENTS n/a

OLD BUSINESS

Further discussion was made in reference to the manner in which payment is received for our quarterly association dues. Judy Lockaby and Elvira Jacques will be contacting Bank of America to see if payment for our quarterly dues can be made directly to the Bank utilizing our checking account either by mailing the payment to the bank for deposit; or by making these payments with an online bill pay service. More information will be forth coming. Presently our only method is mailing a check to the P.O. Box and envelopes we provide.

NEW BUSINESS Erika Parkes has finished her agreed upon 4th year as secretary and is leaving her board position. There is an opening for a board member to replace Erika Parkes and there is the position of secretary to the association to be filled. Please consider this and help our community by giving of your time and talents to the operation of our Association. Part time owners, or "snowbirds" as we call them, should also consider a board position. Most of the work related board meetings are during this time of year, and for the board meetings that are held over the summer, we can always conference call. This is done in many associations.

OPEN FORUM n/a