

ROSEDALE 6-A HOMEOWNERS ASSOCIATION BOARD MEETING

October 28, 2019

Homeowners present: Judy Lockaby, Ray Geisler, Ellie Jacques, Bill Jacques, Jeanne Panka, Beth Teffner, Hap Parkes, Sue Davies, Grant Hamilton, Mary Ward, Michael Christmann

1. The meeting was called to order by President Judy Lockaby at 1:01 pm.
2. The minutes of the April 17, 2019 meeting were approved.
3. President's comments:

A. Most people have picked their home colors. However, two houses are "in transition" so the Paint Committee will choose the colors for them. The Paint Committee wishes to have as much diversity as possible.

B. Due to the painting in January, the mulch will be delayed until after the painting is complete. We will ask FLC to do palm trimmings in November to help us get ready for painting.

C. The Annual Meeting will be held on **January 22, 2020 at 7 pm** in the Community Room of Rosedale Golf and Country Club. Refreshments will be served. Mark your calendars!

D. Mowing will now be every other week through the end of March, 2020. The next mowing will be on November 11.

4. Officer and Committee Reports:

A. Vice President: Ray Geisler reported that when 2 more houses are sold, the ninety-day period for the transition begins. The Master Association will take over the operations of Rosedale. The developer will have 90 days in which to turn over all documents to the Association, and all changes requested by the Master Association must be made within the 90 days. There will then be another 90-day period during which the Master Association will fully begin operations. Resource Property Management will still be working with us.

B. Treasurer: Ellie Jacques reported that all dues for 2019 have been collected, and the budget will be available at the annual meeting.

C. Secretary: Jeanne Panka had two requests:

1. If any homeowners have not signed the electronic permission form, please do so as soon as possible. A copy of the form is attached to these minutes. Please print it, have the voting member sign the form, and return it to us at the following address: Rosedale 6-A HOA, Inc, P.O. Box 20521, Bradenton, Florida 34204.

2. Please let us know if you have any changes in your contact information, especially phone numbers and emails. This includes dropping a landline.

D. Paint Committee: Hap Parkes had nothing new to report.

5. Unfinished Business:

A. FLC has one more year on their contract. Their costs have been very reasonable, even though it is difficult for them to keep workers due to competition from home builders and roofers. We realize that all is not perfect, but it can take a year for a new company to acclimate to our unique lot lines, etc.

B. Please do not rely on the sensors as to whether or not your ground needs watering. Many of us turn the Rainbird off manually if we get a heavy rain. Also, the light sensors need cleaning occasionally to work properly.

5. New Business:

A. Diseased tree removal: Many of our hollies have a disease called Sphaeropsis gall. It is a fungus, also called "Witches Broom," which causes the tree to lose leaves and produce branches which point upward. There is no known cure. An arborist identified 13 infected hollies in our neighborhood, and we have gotten 3 bids for removing them. The lowest bid was \$75 per tree, with an additional \$25 for stump grinding. The association (Woodbrooke Run HOA) will pay the tree service, but the homeowner will be responsible for reimbursing the association. Judy and Jeanne will be notifying the individual homeowners soon.

B. Change in general tree removal: We no longer have to get permission from Manatee County to cut down a tree. However, one should only remove a tree for a reason stated on the mymanatee.org website. In addition, we still need to fill out the Architectural Review Form and submit it to Ray Geisler for approval by the Master Association.

C. New board members: We are looking for at least one new board member. Ellie Jacques has served 6 years as Treasurer (thank you, Ellie!) and will be stepping down in January. Judy and Jeanne have agreed to extend their terms for one year. Please speak to one of us if you are interested in joining the board.

7. Open Forum: In a discussion concerning the take-over by the Master Association, Ray reported that we have over one million dollars in reserve, so there is no expected increase in dues from the Master Association.

8. The meeting was adjourned at 2:35.

Respectfully submitted,

Jeanne Panka, Secretary

