

**Highlands Rosedale Homeowner's Association No. Two Inc.**  
**Minutes of the Annual Meeting of the Members**  
**February 15, 2020**

**Board Meeting – February 15, 2020**

Meeting was called to order at 10:04 am at the Rosedale Country Club. **Quorum was established** by proxy and members present.

**Attendees Present:**

William Leming – Vice President

Phyllis Lord – Treasurer

Marsha Malone-Thompson – Secretary

Diane Raccio – Member at Large

Robert Mallarino, Turner Thompson, Beatrice Davis, Teresa Malone, Stanley Cone, Dave Reichert, Linus Stanley, Ed Mazer, Ed Lord, Connie Leming, and Brenda Koppe.

**Proof of Notice of Meeting:**

- Proof of notice was sent via email on January 6, 2020 to all Association members.

**Approval of Minutes:**

- Motion by Diane Raccio to approve the posted minutes from the January 26, 2020 board meeting and seconded by Phyllis Lord. **Motion passed.**

**Business:**

○ **Treasurer's Report**

- 2019 Income/Expense Statement discussed all homeowner's have paid their quarterly dues. A discrepancy however, is a result of some payments were late.
- Dues collected will show an increase because we have a new homeowner on 51<sup>st</sup> Terrace East.

**Painting**

- Discussion was held regarding house painting: last completed in 2014, **suggestion to have volunteer homeowners inspect homes to determine if painting is warranted this year.** Only painting trim was offered as an option. Painting has typically been done every seven years – or as needed. It does include the ceiling above each entry. Each homeowner has access to the colors used for personal purchase for touch-ups.

**Landscaping**

- Tree trimming by TEAL (done week of December 16, 2019) spans palms up to 14 feet. If homeowners have other concerns, they should contact Mark Dover.
- Palm trees along the wall are the Master Association's concern while live oaks are the homeowner's responsibility.
- Mulch is applied to all homes in the Fall. The type of mulch (cypress) was selected after much research considering dye, suppression of insects, and neutral shade. **The board will consider surveying members to determine desired mulch color and the possibility of purchasing in conjunction with Master Association for economy of scale.** Individual homeowners are welcome to purchase their own mulch to be laid by TEAL. They may contact Mark Dover for pricing.
- Any changes made to landscaping is the homeowner's responsibility.

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**Budget Preparation**

- Phyllis Lord and the Board were complemented on a “job well done” in the preparation of the budget including anticipating future expenses.
- Phyllis explained the goal was to try and maintain a surplus for unforeseen expenses.
- Question was raised regarding insurance coverage: the policy covers general liabilities.

**Budget Audit**

- Submitted by Diane Raccio for the 2019 finances.

**Election**

- There was a total of 23 votes tallied including 13 proxies and 10 ballots.
- Ed Mazer was duly elected as the incoming board member.
- This meeting officially marked the end of Reon Onstine as President of the Highlands Rosedale Homeowner's Association Board of Directors.

**Open Discussion**

- Members discussed prevalence of rust on the curbs. ***The board will look into the possibility of changing fertilizers that do not contain iron.***
- Members expressed concern over billing cycle from Master HOA. The impression most get from the letter is that they may pay quarterly, which is preferred, rather than annually. ***The board will contact Resource Property Management (RPM) for clarification.***
- The addition of the “speed humps” was presented as being contrary to county statutes, as they pose a health and safety risk to the community. ***There was a motion by Ed Mazer that the Rosedale Highlands Homeowner's Association No. Two Inc. request the Master HOA to reconsider the two speed humps on 87<sup>th</sup> Street in front of the clubhouse, at the appropriate time – after the election of the new Board of Directors has been established.*** Motion was seconded by Dave Reichert. **Motion passed.**
  
- **Next Meeting Date:** To be determined
  
- **Meeting adjourned at 11:04am**

Marsha Malone-Thompson, PhD  
Secretary