

March 15, 2023

To: All Rosedale Community Council Members

Subject: Recap of meeting – 3/15/23

The meeting of the Rosedale Community Council was called to order by Mike Zinn. March's meeting was held in the Community Room at the Rosedale Golf and Country Club. 15 RCC members were in attendance, with 12 of the 14 HOA communities represented and 3 of the non-HOA communities represented. We also had 15 homeowners join our meeting.

Mike briefly reviewed the agenda but quickly turned the meeting over to the Manatee County Works Department, who was there to update us on the 44th Avenue and Lena Road extension project.

Fred Booth, who heads up the Rosedale committee for the Lena Road extension, introduced Scott May and Ogden Clark from the Manatee County Works Dept. Vanessa Baugh, county commissioner and our representative, also attended the meeting.

Ogden began by saying that the Lena Road plans were 60% completed. Main focus of this project is connecting Lena Road from SR64 south to where Lena Road currently exists by the Elks Club closer to our neighborhood. There are no plans at this time to do any road construction on the Lena Road portion from the Elks Club south to SR70 other than work at the 54th Drive E location. Focus is on the northern portion (44th Ave to SR64) - acquiring land and finalizing construction plans. Discussion today would focus on Lena Road and not 44th Ave.

Ogden acknowledged our concern for a light at our 44th Ave. exit with the wider highway to cross and increased traffic. He stated that there was no funding in the plans for a light at this time. However, the county plans on monitoring traffic patterns after 44th Ave. is completed to gather data to make a case for a traffic light. Comments were made that it seemed as if we should be more proactive in placing a light.

Discussion turned back to Lena Road. Ogden stated that intent is to have signage on southbound Lena Road north of 44th Ave letting trucks know there was no Eastbound turn at SR70 to limit truck traffic. Scott showed one possible option to minimize traffic from Lena Road onto 54th Drive E. should trucks go down that way. He stated this was one of many, but ideas were all looking at how to allow traffic to go westbound on 54th Drive, across Lena to businesses on the other side of the road while minimizing truck traffic potentially turning off of Lena Road southbound onto 54th Drive E. There are more options available for intersection designs to limit large trucks, but these designs still do little to limiting smaller trucks like dump and cement trucks. Works Department continues to look at multiple design options for this area. Once Lena Road to SR 70 is completed, the County will collect traffic data on 54th Avenue and at our SR 70 entrance to determine which option makes the most sense to limit truck and large vehicle traffic and allow 54th Avenue traffic across Lena Road to PDQ, etc.

Vanessa commented that she has been working closely with Fred and is aligned with the concerns of Rosedale residents. She stated she didn't want to see lines of garbage and cement trucks lined up outside our entrance trying to make left-hand / eastbound turns onto SR70. She stated that she had spoken to Florida DOT about a stop light at Lena Road and SR70, but DOT says they are not able to place a light this close to the I75 exchange. A comment was made that there seemed to be other such

intersections with lights close to interstate locations, and that it was hoped the commissioner would not give up on this option, as it was felt this would solve many of the concerns and issues everyone had. Vanessa responded that she definitely was not, and was, in fact, having a meeting with the DOT in Tallahassee in several weeks to talk of several projects in Manatee County, and this intersection would be part of the discussion. She stated she was committed to minimizing traffic impact to Rosedale and our entrance.

Ogden answered several questions:

- Timeline for this project? Expected start date for Lena Road project is early 2024 with completion in 2026. Again, most of construction work is from the Elks Club on Lena north to SR64.
- Where is the proposed cement plant located? Scott did not know exact location, but he pointed out a couple of commercial sites he thought it could be at, and all were located well north of 44th Ave.
- What would the proposed speed limit be? 30 mph on Lena Road. 40 mph on 44th Ave.

Ogden ended session with the location of the department's website:

<https://lena-road-extension-project-manateegis.hub.arcgis.com>

Residents can go to this website and get updated information on status of the Lena Road project. They can also sign up to be regularly notified through bi-weekly updates.

Residents can also go to this website to get information on the 44th Ave. extension project with same opportunity to sign up for notifications:

<https://44thaveeast.com>

Mike thanked Vanessa, Ogden and Scott for taking time out to update our committee on this project, and also thanked Fred for his diligence in keeping in contact the commissioners and keeping Rosedale residents updated. Mike asked the RCC if they had any further questions to send them to Mike and he would forward to Ogden and Scott.

Mike moved on to discuss relationship between local HOA's and Rosedale Master Homeowners Association regarding compliance issues and enforcement. Peter Ingrassia, president of the master board, was also in attendance to discuss this topic.

Peter and Fred stated it is the master's responsibility to enforce master compliance issues – the local HOA's had no ability to do this. There have been instances where local HOA's do have certain rules and restrictions that are not part of the master CC&R's. Case in point is zero lot lines and shared fence responsibility. Some local HOA's do not have CC&R's covering these issues, and what is needed is those local HOA's need to either establish and vote in CC&R's specific to their area or update the existing CC&R's they have.

Local HOA's can cite violations of their CC&R's and required correction.

Right now, the compliance committee is focusing on these main areas:

- Roofs needing power washing in those HOA areas that do not clean their own roofs

- Driveways and Walkways needing power washing
- Trees needing trimming
- AC, generators, pool equipment and water treatment equipment not properly screened
- Outward appearance of home and its landscaping
- Unapproved additions to a home or yard, for example birdbaths, flagpoles, sculptures, basketball hoops, trampolines
- Political banners, signs and flags
- Outside garage lights and pole lights not working; dusk-to-dawn or lights that are not white in color

What local HOA's and resident themselves can help with is issues that come up that the compliance committee may not see or be aware of. For instance, if someone has a barking dog, they need to report it, as chances of a compliance member being there when it occurs are slim.

All violations must be submitted to RPM in order to be acted upon. Unless an incident should result in a legal challenge, those submitting the violation are kept confidential and anonymous. Once the form is submitted, the compliance committee will then investigate and determine what needs to be done. Fred estimated that between 60-70% of all issues were handled with a simple phone call to the individual. Fred stated that most of the time, the response is a thank you, they didn't realize they had an issue and would get it corrected right away.

Several questions and comments were raised:

- Residents may not know what the rules (CC&R's) are. It was agreed that both the RCC and the local HOA boards can help educate their residents. Master also needs to consider efforts / measures to further educate residents.
- A process for submission, including what is needed – i.e., pictures, etc. – would be helpful.
- Reminding residents that form is on the Rosedale website.
- It was reiterated that local HOA's need to look at their CC&R's and ensure that their area-specific items are clearly noted and outlined, such as zero lot line communities.
- It was asked if a local HOA could submit a violation form and leave it unsigned, thereby making it completely anonymous. After much discussion, it was determined that this could probably be done, but in order to be properly acted on, it needed to be signed. Per our Rosedale website, it clearly states document must be signed.
- It was also brought up that allowing unsigned forms could result in a form of harassment.
- Local HOA's were encouraged to get neighbors talking to each other so minor issues could be handled easily. As Fred had stated earlier, in many cases, a resident may not be aware their roof is dirty, and a simple conversation of "just an FYI, I think the compliance committee will be looking at roofs in the near future, and yours may need some attention. You may want to get it cleaned before they come around!" may go a long way to both educate residents and lighted the work of the compliance committee.
- There was a concern if there would be inconsistencies between areas in compliance issues, - i.e., roofs could be all clean in the Highlands section but dirty in the Legacy section. Fred reiterated that the areas noted above that the compliance committee were monitoring were done community wide all on the same time-frames. Therefore, there shouldn't be an issue with any of these unless someone does not act on a violation notice.

Mike moved on to the next agenda item – a debrief of the meet and greet and Zoom call with the candidates. Mike stated that approximately 125 people were at the clubhouse for the meet and greet, and almost 200 on the Zoom call. Initial comment was a microphone was needed at the meet and greet, as residents couldn't hear comments from the candidate introductions. Everyone thought the in-person was good, but it was very rushed having this, then the Zoom meeting immediately following the session. Obviously, due to schedule changes, both of these "events" were combined, but all agreed that in the future, they should be two separate events. Suggestion was to have the candidate forum first so residents could hear from the candidates and get a better understanding of where they stood. It was also suggested that candidates should lay out what they wanted to do and what they thought their top priorities would be. Then, following the forum within several days, have the meet and greet session. It was further suggested that rather than everyone milling around that the candidates have staged areas where residents could come to them with questions or clarification of items candidates had brought up.

Chuck had two updates to share:

- It appears as if Hotwire has not been recognized as in our community by the 811 system that one calls for any digging. Hotwire has been working with the county on ensuring this is corrected; however, it is recommended that if one is doing any digging that, in addition to calling the 811 service, they also call Hotwire customer service to alert them as well.
- Communications. During the board election process, many residents claimed they were not getting Rosedale communications. Chuck surmised that each local HOA, along with those handling the non-HOA areas, had a very updated and complete list of their local residents. He asked that each rep send a communication to their area simply asking anyone that was not receiving Rosedale communications to please send a request to the following address, asking that their email be added:

communications@rosedalehoa.com

Chuck will send a draft of this communication to RCC reps so they can customize and forward to their residents.

With no more comments or questions from the floor, Mike adjourned the meeting.

Next RCC meeting will be Wednesday, May 17th at 1:30 PM at the clubhouse. Remaining dates for RCC meetings for 2023 are July 19th, September 20th and November 15th. Next Board of Director's meeting is April 13th from 2-4, which is expected to be via Zoom.

Chuck Allen

RCC Secretary