

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

ROSEDALE 6-A HOMEOWNERS ASSOCIATION BOARD MEETING

April 17, 2019

Homeowners present: Judy Lockaby, Ray Geisler, Ellie Jacques, Jeanne Panka, Beth Teffner, Hap Parkes

1. The meeting was called to order at 11:04 am by President Judy Lockaby.
2. Minutes of the January 16, 2019 meeting were approved.
3. President's Comments: none
4. Officer and Committee Reports:

A. Vice President: Ray Geisler recently attended a Master HOA meeting as well as an RHC meeting.

1. Both discussed the transition which will be occurring when our community goes from being developer-owned to homeowner-owned. This will occur when 44 new homes are built and sold. The Master HOA is interviewing attorneys to help with the transition. Money has been set aside for the transition.

2. Until November 15th when the paving project will be complete, we will be required to fill out a third sheet for the Architectural Review Committee. If any of us submit a form before this, Ray will give us the third sheet as it will not be on the website. All homeowners must submit these forms for roof replacements, paver installation, or any job requiring heavy equipment.

3. Midge control will be reduced due to the high cost.

4. At the RHC meeting, history of the RHC was discussed. It was originally the President's Council. The attendees voted to continue the RHC but a quorum was not present, so the vote will be taken again. Members realize that the by-laws of the RHC will need to be updated to concur with the new Florida State laws regarding HOAs. They also mentioned that when the transition occurs, they will have 90 days to set up a new association. Also, there is some concern that we make sure the developer has concluded all the projects to which he has agreed.

B. Treasurer: Ellie Jacques

1. Our P.O. Box rental will be paid tomorrow.
2. We have sent our yearly, required, state fee for nonprofit HOAs. (\$61.25)

C. Secretary: Jeanne Panka spoke about the importance of having everyone sign the electronic permission form.

1. New laws allow us to notify homeowners about annual meetings or other emergency meetings by email rather than by regular mail, but we must have permission IN WRITING by the homeowner. Also, a different new law requires that we send the announcements to the address that is on the Property Appraisal site for the home. This means that the letter must be sent to the 88th St address, rather than a winter or alternative address; many people do not forward their mail from here. In addition, it saves us a great deal of money and time if we do not have to do paper mailings.

2. Jeanne and Judy will be going door to door next week to ask people to sign the form if they wish.

3. A copy of the form is attached to this email. If you wish, please print the form, have the voting member of your household sign it, and return it to us using the following address: Rosedale 6- HOA, Inc., P.O. Box 20521, Bradenton, Florida 34204 (or give it to any board member if you are here).

D. Painting committee: Hap Parkes reported that there are 7 people working on the committee. Currently, they are working on colors and looking for bids using new spec sheets from Sherwin Williams.

5. Open Forum – no comments

6. The meeting was adjourned at 12:10.

Respectfully submitted,

Jeanne Panka

Secretary

ROSEDALE 6-A HOMEOWNER'S ASSOCIATION BOARD MEETING

January 16, 2019

Board members present: Judy Lockaby, Ellie Jacques, Jeanne Panka, Ray Geisler, Dick Allen, Bill Jacques

1. The meeting was called to order by President Judy Lockaby at 10:03 AM.
2. The minutes of the November 9, 2018 meeting were approved.
3. Approval of the 2019 Budget:

Treasurer Ellie Jacques gave a short presentation of the proposed budget. There will be no increase in dues for this year. A copy of the budget will be distributed at the Annual Meeting on January 23rd.

Dick Allen made a motion to approve the budget. This was seconded by Bill Jacques. All members voted in favor of approving the budget.

4. The meeting was adjourned at 10:15 AM.

Respectfully submitted,

Jeanne Panka

Secretary

ROSEDALE 6-A HOMEOWNER'S ASSOCIATION BOARD MEETING

November 9, 2018

Board members and homeowners present: Judy Lockaby, Ray Sargent, Ellie Jacques, Jeanne Panka, Dick Allen, Ray Geisler, Gale Ketcham, Moe and Jim Sullivan, Hap Parkes

1. The meeting was called to order at 10:05AM by President Judy Lockaby.
2. The minutes of the 4/10/2018 meeting were approved.
3. President's Comments:

a. There has been some confusion of late regarding the organizational structure of Rosedale. Currently we have:

Rosedale Master Homeowner's Association (RMHA)

Rosedale Homeowner's Council (RHC)

Maintenance-assisted Communities (that's us)

Single-family Communities (not organized into Homeowner's Associations)

Please take the time to visit the RHC website: www.rosedalehc.org where you will find complete information about the duties of the RMHA and the RHC. Especially valuable are the "Welcome to Rosedale" and "FAQs."

b. Currently, many people in the community are upset about the proposed sports lights for the fields near the high school. The county has already installed four 70 ft lights, and would like to put in four more. Some residents of the Highlands and Links are very concerned that this will not only be unsightly, but will also impact their property value. A petition is circulating to express the disapproval of the residents. If you wish to sign this petition, you may stop by Judy's house (5006) to do so. She will have it until November 24.

4. Officer and Committee Reports:

a. Ray Sargent reported that we had two architectural review forms submitted this year, and both received approval.

b. Treasurer: Ellie Jacques reported that we are well under budget through October. She will distribute final 2018 as well as projected 2019 budget figures at the annual meeting in January.

5. Old Business

a. Landscape Contract: Ellie reported that FLC has requested a \$100 per month increase in their maintenance fee for next year. This is in line with their expenses, and our budget can handle the increase.

b. Annual Meeting: The 2019 Annual Meeting has been scheduled for Wednesday, January 23, 2019 at 7 PM in the 19th Hole Room of Rosedale Country Club. Please mark your calendars! Refreshments will be served so people can stay and mingle after the meeting. Official notices will be mailed out after the first of the year.

c. Hard Surface Maintenance: Ray Geisler and Judy Lockaby will be making a list of homes that have driveways, fences, or privacy walls which need to be cleaned.

6. New Business:

a. House painting: We are planning to repaint all homes in the early spring of 2020. Shrubs will have to be cut back, and repairs will have to be done before painting begins. Last time painting occurred, the association assisted homeowners with getting people to help do this. Our landscapers will address the shrub issue, but members may also take care of their own shrubs. At the annual meeting, we will be asking for members to volunteer for a "Painting Committee" to help assist in selecting paint colors.

b. New carriage light bulbs: Since we can no longer purchase the light bulbs we currently use, we will be switching to an LED bulb. As a test, we installed this type of bulb in Judy's lamps (at 5006). We hope to replace all bulbs in the community by the end of the year.

c. Need for sign announcing meetings: We will be purchasing a sign which will go at the entrance of the community to announce meetings.

d. Rosedale road work: We do not know when the next phase will occur. Jeanne will continue to forward any emails regarding this.

7. Meeting was adjourned at 11:23 AM.

Respectfully submitted,

Jeanne Panka

Secretary

ROSEDALE 6-A HOMEOWNER'S ASSOCIATION BOARD MEETING

April 10, 2018

Board members and homeowners present: Judy Lockaby, Ellie Jacques, Bill Jacques, Jeanne Panka, Dick Allen, Sandy Allen, Ray Geisler, Kris Guillou, Gale Ketcham, C.J. Ward, Mary Ward, Beth Teffner

1. The meeting was called to order by President Judy Lockaby at 7 PM.

2. The minutes of the 11/16/2017 board meeting were approved.

3. President's Comments:

a. The next annual meeting date is tentatively approved for January 16, 2019. Rosedale Golf and Country Club will not confirm a date this far away. Since they are only open on Wednesdays, we are limited to days for a January meeting. We should know by September if this date is confirmed.

b. Three homes are currently on the market in Woodbrooke Run.

4. Old Business: Hard Surface Maintenance

Cleaning of hard surfaces is an important issue. Homeowners are responsible for cleaning all walls, fences, driveways and walkways which are facing or are on their property. Kris Guillou and Ray Sargent did a walk through the community to determine which homes had areas which need attention. While they found varying degrees of mold and algae, most homes had hard surfaces which needed some cleaning. Many homeowners have rectified the problem already. Judy Lockaby and Ray Geisler will check again and the board will be sending letters to homeowners who have not addressed the problem.

5. New Business: Artillery Fungus

Artillery fungus is found on most of our fences and homes. The little black dots on the fences are the spores of this fungus, which is present in our mulch and seem to be more prevalent on the north side of the property. They are very difficult to remove; some people have used scrapers such as plastic putty knives or green nylon scrubbers. They cannot be power-washed off. Solutions include removing the mulch and trying a different kind of mulch or replacing the mulch with stones. We will continue to research the problem and make suggestions to homeowners in the future.

6. The meeting was adjourned at 8:03 PM.

Respectfully submitted,

Jeanne Panka, Secretary

ROSEDALE 6A HOMEOWNER'S ASSOCIATION, INC.

BOARD MEETING

NOVEMBER 16, 2017

1. CALL TO ORDER: The meeting was called to order at 11:00 by President Judy Lockaby.
Board members present: Ray Sargent, Jeanne Panka, Kris Guillou and Dick Allen
Homeowners present: Mary Ward, Hap Parkes
2. Minutes of the February 20, 2017 and April 27, 2017 meetings were approved.
3. PRESIDENT'S COMMENTS: We discussed the mulch and it was agreed that FLC is doing a good job. Hap Parkes is watching to be sure there is no conflict with the golf course.
4. TREASURER'S REPORT: Ray Sargent reported that as of 11/17/17, we have \$61,341.57 in reserves, and \$21,744.10 on hand. The reserves are for painting of our houses which will most likely occur in 2019.
5. OLD BUSINESS:
 - A. Landscaping Contract: We are in the third year of our contract with FLC. Our fee went up \$780 for the year, as per our original contract. Irrigation is a separate cost and we are charged for each individual problem. FLC bought special mowers for our smaller front lawns when they received the 3-year contract.
 - B. Appraisal of Roof Washing: Consensus was that the roof washer did a great job, cleaning the edges particularly well. Some shrub damage did occur, which we will address with the cleaner next time. It is helpful if homeowners water the shrubs before he cleans and cover any special shrubs, even though the cleaner is required to cover them also.
 - C. Social Committee: We had a nice turn-out at our recent event and are looking for new members and new ideas. This will be addressed at our annual meeting in January.
6. NEW BUSINESS:
 - A. Budget for 2018: A motion was passed to increase our dues by \$20 per quarter, based on the projected budget for next year. We felt that due to our aging irrigation systems, timers, and increase in landscaping costs, this would be prudent.

- B. Website: Since our former webmaster has moved from the community, we have used Crystal Storm of Tell Our Visions Creative Solutions to assist in changes to our website. Due to her responsiveness and expertise, we will continue to use her on retainer for \$100 per year. Other website costs include a host and domain name.
- C. Plans for Annual Meeting: Our annual meeting will take place on Thursday, January 18, 2018, at Rosedale Country Club in the 19th Hole Room. The meeting will begin at 7:00 pm.
- D. Website Access for Long-term Renters: People who rent for a year or more will have access to our website, but will not be given the passwords for links which contain personal information about residents.

7. OPEN FORUM:

Since we are considered to be a maintenance-assisted community, some parts of our property are not covered by our dues. These include *privacy walls, fences, driveways, and walkways*. Therefore, it is each homeowner's responsibility to keep these areas clean and free of mold and algae. A committee has been formed to assess each property and determine if any cleaning is necessary. The assessments will take place in January. There are several outdoor cleaning agents on the market that remove mold and algae easily, and they can be purchased at Lowe's.

8. The meeting was adjourned at 12:45.

Respectfully submitted,

Jeanne Panka

Secretary

ROSEDALE 6A HOA, INC
BOARD MEETING MINUTES
APRIL 27, 2017

The meeting was called to order at 5:30 PM by President Lockaby. Present were Board members Ray Sargent, Ellie Jacques and Kris Guillou and homeowner Pat McDaniel.

The sole purpose of the meeting was to discuss and receive any input regarding progress in choosing a roof washer for our community. At the outset, it was agreed by all that an environmentally friendly, non-bleach approach was not viable at this time because of the high cost and the poor cleaning results. We hope this will change in the future.

We were unanimous in insisting that potential candidates not use high pressure washing techniques and not walk on the roofs. This resulted in quite a reduction in the candidates pool as many of them did not want those options closed to them. We also want the concentration of bleach to be at a minimum yet enough to kill the mold, algae, etc. that make our roofs look “dirty”.

Our search is still a work in progress. We have decided to have one candidate clean one homeowner’s roof so we can make a judgment based on the one before committing to the whole 38. We may need to do this several times on different roofs before making our decision.

There being no further discussion, the meeting adjourned at 6:25 PM.

Submitted by:
Judy Lockaby, President

ROSEDALE 6A HOMEOWNER'S ASSOCIATION, INC.
BOARD MEETING MINUTES
FEBRUARY 20,2017

1. CALL TO ORDER: the meeting was called to order at 1:10 pm by President Judy Lockaby.

Board members present: Ray Sargent, Ellie Jacques, Jeanne Panka, Kris Guillou, and Dick Allen. Residents present: Pat McDaniel, Mary Ward, Sandy Allen, and Beth Teffner.

2. Minutes of the 11/22/2016 meeting were approved.

3. PRESIDENT'S COMMENTS:

- a. Judy reminded us of the Master Association meeting on 2/28/2017, 7 pm, at the River Club. All residents are encouraged to attend. Resource Property Management will be involved in the meeting.
- b. Our next annual meeting is tentatively scheduled for 1/18/2018. Save the date!
- c. Our annual report to the State of Florida has been submitted. This is a yearly report required of all corporations, including nonprofits.
- d. Our webmaster is still working on some minor updates to the website.
- e. Judy reminded the board members that they must certify that they have read the association's declaration of covenants, articles of incorporation, and by-laws and send such certification to the secretary.
- f. Note to all residents: there has been some concern regarding algae and mold growing on the common walls. Please check and be sure your walls are not affected.

4. TREASURER'S REPORT: Ellie reported that all dues are up to date.

5. OLD BUSINESS: Roof Washing – According to several vendors, bleach is the most effective cleaning chemical. Switching to an environmentally safe chemical may require more frequent cleaning. We will continue to investigate this issue as no decision has been made at this time.

6. NEW BUSINESS: We had a general discussion regarding a social event for our community, and ideas were generated as to what type of event might be well-attended. Board members will continue to meet to put together an event.

7. The meeting was adjourned at 2:25.

Respectfully submitted,
Jeanne Panka, Secretary

Rosedale 6A Homeowners' Association, Inc

Board Meeting Minutes

November 22, 2016

Call to Order

President Lockaby called the meeting to order at 1:00 PM. In attendance were Board members Judy Lockaby, Eileen Viau, Ellie Jacques, Kris Guillou and homeowners Eric Celerier, Martine Gayon and Hap Parkes.

Approval of April 20, 2016 Board Meeting Minutes

Eileen Viau made a motion to approve the minutes. Motion was seconded and approved.

President's Comments

President Lockaby explained that the recent palm tree trimming was performed on all our palm trees, even on those over 15 feet tall, because those over 15 feet tall now comprise the vast majority of our palms. The only exception is the Washingtonian palm. Our two palm trims per year will now include those over 15 feet and the Board feels this will greatly enhance the overall look of our community.

Financials

Ellie Jacques, treasurer, reported that dues receipts for the year are complete and we are well under budget for the year. The 2017 projected budget was presented and even with the addition of \$150 per month (yearly total of \$1800) for the additional palm trimming, no increase in dues is necessary. A motion was made to approve the projected budget and passed. Our quarterly assessment dues will remain at \$400 or \$1600 yearly for 2017. Year end financial numbers for 2016 will be presented at the annual meeting in January.

Landscaping

The board was in general agreement that we should continue our two-year contract with FLC as our landscape manager. This first year has been a learning process for both sides and we look forward to working with them next year. Remember, homeowners with any concerns about their yard maintenance, including irrigation, should contact Hap Parkes, our lawn maintenance liaison, at: haptennis@aol.com or text him at 941704-9282.

Board Openings

We have several openings on our board coming up in January. A nominating committee will be looking for candidates to fill these positions. Please consider serving your community by being on the board.

Adjournment

There being no further business, the meeting was adjourned at 2:40 PM.

Don't forget the Annual Meeting for Rosedale 6A

on January 12, 2017, at 7:00 PM

in the 19th Hole of the Rosedale Clubhouse

Rosedale 6A Homeowners' Association, Inc

Board Meeting Minutes

April 20, 2016

Call to Order

President Judy Lockaby called the meeting to order at 10:10 AM. In attendance were board members Judy Lockaby, Eileen Viau, Ellie Jacques, Ray Sargent, Kris Guillou and homeowner Mary Ward.

Approval of January 21, 2016 board meeting minutes

Ellie Jacques made a motion to approve the minutes. Motion was seconded and approved.

Presidents' comments

President Lockaby asked if everyone had received their letter from Resource Property Management announcing the web based management system, One Source. She urged all members to create an account and use this valuable resource.

A date for our next Annual Meeting has been set. It will be January 12, 2017, in the 19th Hole of the Rosedale Clubhouse.

Financial report

Treasurer Ellie Jacques announced 2nd quarter dues receipts were nearly complete. As of the end of March, we were \$1,042 under budget.

Mary Ward asked about 3 or 5 year plans for budget purposes. Ellie explained these are not necessary for our small group (under \$100,000) as we are more flexible and can budget based on past expenditures and expected expenditures. The board can also adjust dues to meet our needs.

Architectural Review report

Ray Sargent reported that several AR forms have been submitted and approved including a tree removal which was approved online through the County website in just a few days and required no permit fee. A uniform AR form for all of Rosedale is in the works and should be available on our website in the near future.

Discussion of FLC performance

Our new landscape contractor (FLC) has been on board a little less than 4 months now and we are still getting used to each other. It was generally agreed that our lawns look better, mainly because of the smaller mowers. Irrigation is satisfactory so far. There have been some trimming complaints and we will work with FLC to get these under control.

Old Business/New Business/ Open Forum – None

Adjournment

A motion to adjourn was made by Eileen Viau at 10:50 AM. It was seconded and approved.

Minutes of Rosedale 6A Board Meeting to Elect New Officers

January 21, 2016

The Meeting was called to order at 8:10 PM.

In attendance: Judy Lockaby Eileen Viau, Ellie Jacques and Kris Guillou

The following board positions were agreed upon:

President/Secretary – Judy Lockaby

Vice President – Eileen Viau

Treasurer – Ellie Jacques

Architectural Review and Assistant Treasurer – Ray Sargent

Director at Large – Kris Guillou

Meeting adjourned at 8:20 PM

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

ROSEDALE 6 -A HOMEOWNERS' ASSOCIATION, INC.

BOARD MEETING

APRIL 30, 2015

CALL TO ORDER

President Judy Lockaby called the meeting to order at 2:05 P.M.

In attendance were: Judy Lockaby, Ray Sargent, Erika Parkes, Elvira Jacques and Eileen Viau as board members and Mary Ward, homeowner.

APPROVAL OF THE MINUTES OF THE JANUARY 8, 2015 MEETING

Erika Parkes made a motion to approve the minutes from the January 8, 2015 meeting. Elvira Jacques seconded the motion. All were in favor, and the minutes were approved.

FINANCIAL REPORT

All of the second quarter dues have been paid. We are \$294.00 presently under budget; noting that the insurance coverage payment is coming due soon with discussion about the policy under New Business below.

OFFICERS' COMMENTS

None

OLD BUSINESS

None

NEW BUSINESS

Discussion of a formality to amend our present association bylaws documents to stand in agreement with the present Florida State Statutes, which requires a representation of 30% of all votes be categorized together whether present, either in person, by designated voting representative or by proxy constitutes a majority and an official quorum. A motion was made by Eileen Viau to amend our bylaws to reflect the change in wording; seconded by Ray Sargent. All in favor and approved. Our bylaws, page 2 under heading 2.3 Quorum is manually changed. Such change will also be reflected in the copy which is located as a permanent record on our Association website and also in the President's Notebook containing our By Laws.

Discussion about the Community Emergency plan and our Association's board members plan to disassociate our segment of the community as contacting members in the event the Emergency Plan is put into affect (usually associated with extreme weather conditions). We will contact Hugh Henig to the fact that we will not have designated volunteers if the plan is enacted. We feel that we would rather

take the position of neighbors helping neighbors in this situation; especially with our very low percentage of owners who actually live here on a full time basis.

The discussion about the change in our present Insurance Policy Carrier was led by Judy Lockaby who informed us that she has been in contact with our Insurance Agent in this matter. At time of renewal we will be changing the carrier. The policies will continue to insure the directors and officers of the Association with a surety bond and we will have our general liability. This change in carriers will save us approximately \$120.00. We asked our agent to shop around to find a policy that fits our needs a bit better, so as not to include coverage for common areas because we have no common areas. This is primarily where the savings is attributed. We are insured with the Insurance Service of Sarasota Inc., and the company underwriting our new policies has an A++ rating.

OPEN FORUM

Erika Parkes made mention that her husband, Hap Parkes made a couple of notes while walking the properties with Judy Lockaby and John from TruScapes the morning of this meeting. Something to think about as we all maintain our landscapes; these properties are nearing eighteen years or more. When spring comes and we all look to enhance our outside appearances, just note that plants such as Indian Hawthorne and Viburnums do tend to need replacing after long periods. Plants do become old and woody, and no amount of water or fertilizers help beyond a point. Replacing such plants improves the beauty of our properties.

ADJOURNMENT

Eileen Viau moved to close our meeting at 2:45 P.M. Ray Sargent seconded the motion and all approved.

ROSEDALE 6-A HOMEOWNER'S ASSOCIATION, INC.

MINUTES FROM MEETING; JAN. 8, 2015

OFFICER ASSIGNMENTS

Meeting was brought to order at 8:20 P.M.

In attendance: Judy Lockaby, Ray Sargent and Erika Parkes.

Judy Lockaby made a motion that we retain the same officer positions as the current assignments. Erika Parkes seconded the motion and Ray Sargent approved.

The following board job positions were agreed upon:

Judy Lockaby, President and Treasurer

Ray Sargent, Vice President

Elvira Jacques (Ellie), Asst. Treasurer and Board Member

Erika Parkes, Secretary

Eileen Viau, Director at Large

Meeting adjourned: 8:23 PM.

Rosedale 6A Homeowners' Association, Inc.

Board Meeting

November 13, 2014

CALL TO ORDER

President Judy Lockaby called the meeting to order at 4:00 PM. In attendance were: Judy Lockaby, Ray Sargent, Erika Parkes, Ellie Jacques, Hugh Parkes, Sandy Zimble, Mary Ward and Bill and Jewel Mashburn.

FINANCIAL REPORT

Judy Lockaby had two handouts for budget review, discussion and approval. The first was Woodbrooke Run 2014 Budget with figures and expenses to date plus projected expenses through 12/31/2014. The second was Woodbrooke Run 2015 proposed budget. There were a few areas where in planning for the 2015 budget that funds were moved from overages in one segment to areas that expenses and anticipated expenses needed an adjustment. There was discussion about some of these areas; landscaping costs, mulch and irrigation. The board was able to keep the quarterly homeowner association dues the same as last year; being \$400.00 a quarter. Erika Parkes made a motion to approve the proposed budget and Ray Sargent seconded the motion. The motion passed.

FIRST ORDER OF BUSINESS

OLD BUSINESS: Judy Lockaby made a motion for the approval of the minutes of the August 7, 2014 minutes. Erika Parkes approved the motion and Ray Sargent seconded the motion. Motion was passed.

Judy Lockaby also reiterated information sent by email from the Master Homeowners' Association that Gary Emigh has retired. He was the person who handled receivership of Architectural Review requests from Rosedale residents. Ron Portee has replaced Gary Emigh's position. ARC forms are on our website and can be downloaded and copied should a homeowner need to request a change. That form then goes to Pat McDaniel's, our association's ARC committee chair and she will forward the request to Ron Portee.

NEW BUSINESS: Judy Lockaby made mention that she and Pat McDaniel's have been our representatives for a long time and attend the Master RHC meetings held five times a year. Both of them want to relinquish themselves of this position. Bill Mashburn has agreed to be one of our representatives.

OPEN FORUM: Mary Ward in review of the two budget report handouts requested to know if we have a 3 or 5 year plan. There was discussion that such a plan is in place for painting and the lawn maintenance is a 2 year plan. She also wanted to state that it is her opinion that the association should not include new irrigation timers as being a paid expense from our association fund and that homeowner's need to be billed and pay for this upgrade when needed. The board will continue to discuss this when considering future budgets. Bill Mashburn asked a question about whether roof washing was once a year and Judy told him that it is a Master Association rule that white roofs must be washed on a yearly basis.

ADJOURNMENT

Ray Sargent made a motion to adjourn the meeting at 5:03 PM, it was seconded by Ellie Jacques. Motion was passed.

ADDENDUM

11-23-2014 Ronnie High has informed our president that she will be the other RHC representative for our association.

ROSEDALE 6 A HOMEOWNERS' ASSOCIATION, INC.

BOARD MEETING

APRIL 15, 2014

CALL TO ORDER

President Judy Lockaby called the meeting to order at 4:18 p.m.

In attendance were: Judy Lockaby, Erika Parkes, Ray Sargent, Elvira Jacques and Eileen Viau, board members and

Mary Ward and Jim Symons, homeowners.

APPROVAL OF THE MINUTES OF THE JANUARY 16, 2014 MEETING

Erika Parkes made a motion to approve the minutes from the January 16, 2014 meeting. Eileen Viau seconded the motion.

The motion was carried and approved.

FINANCIAL REPORT

Judy Lockaby stated that for the first quarter of this year, we were \$1,300.00 under budget. This was due to the fact that presently we have not incurred as much as budgeted for irrigation expenses; with a note that this is always subject to change. There are presently no deficiencies and we have \$27,000.00 in reserve. Next expenditure coming up is the insurance, due to be billed at \$900.00. The Association has filed and income tax statement with \$0.00 due for 2013.

UNFINISHED BUSINESS

Several board members made inquiries as to the ability for the Association to accept payments for quarterly dues directly into its business account. This is presently not a service provided by Bank of America. However, it is noted that residents whose banking institutions offer "Bill Pay" online, can contact their Bank and arrange to pay the quarterly dues as an online payment that reoccurs on the

first of each quarter. The information needed to have your bank send a check to the Association each quarter is the name of the association and the address;

Rosedale 6-A Homeowner's Assoc. Inc. P.O. Box 20521, Bradenton, FL 34204

NEW BUSINESS

Discussion about the first four months performance of our new landscaper; Truscapes was made. It was decided that Judy Lockaby, our president, was going to email Truscapes about a few concerns that were brought up at the meeting. It is also noted that Truscapes will be represented at a meeting with the board at the six-month period in which we can further discuss the progress of our lawn maintenance program. TruScapes can be hired for extra services in regard to personal lawn care requests made by and paid for by an individual homeowner. Extra service requests are to be made by either calling TruScapes at: Ph: 941-812-1778 or by email to: a.davidson@truscapesindustries.com.

OPEN FORUM

Jim Symons, who was in attendance, is also a Committee member with the RHC Communications. He informed us that there is a five person committee looking into the possibility of creating a quarterly newsletter. One name for the newsletter has been thrown around; Rosedale Reporter. This newsletter will be in outline form and will be an informative type of newsletter that will enlighten homeowners about such things like security, a rumor squash section, new projects and possibly a local business headliner/promotions/coupon section. This will not be a Rosedale member newsletter, which is already provided via email to members monthly. It is not decided whether this quarterly newsletter will be sent out via mail or email, or whether there is enough interest to produce such an item.

ADJOURMENT

Ray Sargent made a motion to adjourn at 4:45 pm and all were in favor.

ROSEDALE 6-A HOMEOWNERS' ASSOCIATION, INC.

MINUTES FROM MEETING: JAN. 16, 2014

NEW OFFICERS

Meeting was brought to order at 7:59 PM.

In attendance: Erika Parkes, Judy Lockaby, Ray Sargent, Eillen Viau and Ellie Jacques.

The following board member job positions were agreed upon:

Judy Lockaby, President and Treasurer

Ray Sargent, Vice President

Elvira Jacques, Asst. Treasurer and Board Member

Erika Parkes, Secretary

Eileen Viau, Director at Large

We will get together to sign paperwork in the near future for the checking account. Erika Parkes has gone to Bank of America to sign the signature card already. Judy Lockaby will send in the form to the state and deliver the form for the Master Association with the new officer titles.

Architectural Review requests will be handled by Pat McDaniels and delivered to the Master Association.

Meeting adjourned: 8:10 PM.

Respectfully submitted,

Erika Parkes

Secretary, Rosedale 6-A Assoc., Inc.