

Highlands HD-1 Homeowners Annual Board Meeting Minutes

Meeting Date: December 16, 2022 at the Rosedale Country Club, 1:00 pm - 2:30 pm

Call to Order: Dean Bender, President, opened the meeting confirming there was a quorum based on proxies received.

All current board members were in attendance.

Dean made a motion to approve the minutes from the prior meeting held on December 16, 2021. The motion was seconded and approved by the board.

Discussion of Old Business:

- Treasurer's Report - John Hughes

John reviewed the Reserves and Operational Expenses for YTD 2022 and projected budget for 2023. A year end statement will be emailed to residents.

For the first time in 12 years, the annual HOA fee was increased to \$2200.

A change was made to the Reserves to now reflect painting the houses every 10 years rather than 8 years. This change was based on the improved performance of the paint stated by the manufacturer. There was pro and con discussion and it was agreed to monitor the quality of the paint as we approach these years in the future.

- Landscape Report - Danielle Stivers

In June 2022, Teal Landscaping cancelled their contract with our HOA and was replaced with West Coast Landscape. Feedback on their performance has been positive from many residents. Danielle is the point of contact for West Coast Landscape and has been working very hard to resolve any issues as they arise.

Irrigation inspections are performed every month. Danielle notifies residents of any needed repairs. Repairs are made at the homeowners expense and may be done by any company the homeowner chooses.

Beginning this month, the tall hedge will now be trimmed on both sides by West Coast Landscape which should ensure a more uniform appearance.

Palm trees will be trimmed in April 2023. Danielle obtained several quotes which were higher than in the past due to Hurricane Ian. She presented proposals from Brightview (\$6,340) and West Coast Landscape (\$8,498). A motion was made and passed. West Coast was chosen to trim the palms. (However, after the Annual Board Meeting, it came to light that West Coast

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Landscape did not have the proper tree service company insurance coverages. The board voted and chose the Bright View Palm Trimming Proposal for 2023.)

The oak trees are trimmed every 3 years. The last trimming was completed in 2021 and the next trimming will be completed in 2024. To date, the cost has increased from \$200 to \$280 a

tree. Other Rosedale communities do not cover this expense. There needs to be more discussion on this at the next meeting if our HOA will be covering this expense in the future.

The cost of mulch has increased 30% since 2020. In the past, landscape companies have included this expense in their overall cost of services. The new practice is charging for the cost of purchasing the mulch and spreading it as an additional charge. John has adjusted the reserves to account for this new expense.

The board discussed and a vote was decided that residents cannot stop landscaping services.

Please contact Danielle Stivers with your landscaping questions and concerns at danielle.stivers2020@gmail.com

• Update on Back Flow and Roof Cleaning - Chet Massari

Manatee County requires all back flows to be checked annually. There are 57 homes in our HOA and each home has 2 devices. This is done by the HOA during the summer months by a licensed plumber.

The HOA pays for roof cleaning every 2 years. The roofs were last cleaned during June 2022.

Discussion of New Business

Election of Officers: Dean Bender

There were three board openings for two year terms.

Danielle Stivers agreed to serve again.

John McFadden and Michael Junga volunteered to serve as board members.

Based on the proxies and votes, Danielle, John and Michael were elected to the board.

The board members will serve in the following positions:

Dean Bender, President

Danielle Stivers, Vice President - Lawn Maintenance

Michael Junga, Vice President - Back flow, roof cleaning, painting

John Mcfadden, Treasurer

John Hughes, Secretary

Dean Bender and John Hughes have elected to not stand for reelection to the board in 2024.

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Meeting Adjourned