

Hello RCA neighbors,

This is my first report as a member of the RCA Board and will be a bit longer than most. Laurel and I moved to the Courts about a year ago after living six years in PBC on Estuary Drive. We love it here!

I would like to start by thanking and recognizing Dave Murley for his 12 years of service to this community as President. Dave remains involved in many ways as engineer-in-residence and communications coordinator on social activities. The position of immediate-past-president is important to every HOA for continuity. I have already reached out to Dave a dozen times to help connect the dots.

We thank Dave Siebert for his time and service on the RCA Board. Dave's replacement will be discussed and formalized at our April 18 meeting. Thanks to everyone who ran for the Board in our past election. Next election is less than a year away. We look forward to another slate of strong candidates. In the future, we hope to have representation from all three Courts.

Next, I would like to recognize the regulars who do everything from keeping our pool functioning and feeling like an oasis, to taking the calls when irrigation is not working properly. The list of volunteers is long, and I'll do my best (as a relative newbie) to call out as many names as possible in the attachment to this report.

Communications: RCA Board is committed to providing timely information and regular updates. I spent most of my career in corporate communications and feel strongly that it's a two-way street. You will be hearing from the Board and our new Secretary, who is a fulltime resident. We are looking for volunteers to join the new Communications Committee. Please reach out to a Board member if you are interested.

A story for you here. I was at the pool the other day and chatted with a neighbor that I did not know. After some time, I mentioned that I'm new to the Board. What our neighbor said next was fascinating to me. "I've never been to a Master Board or Roseate meeting – but you people do a terrible job of communicating." Wow – how do we fix that? Since communications need to be two-way, I encourage attendance at Roseate and Master Board meetings in person or by Zoom to hear what's going on and provide constructive feedback. The new RCA Board will do its part with regular updates.

We have been fortunate with Susan Zemmer from the Master Board coming to our recent Roseate Board meetings to provide monthly updates. I'm not sure she will return in person after the treatment she received at our March meeting. I hope Susan will continue to provide written reports of Master Board activity that we will pass on to you. While we are on this subject, let's all agree on two things: constructive feedback is always welcome - compliments as well as complaints. And – there's no room or reason for angry outbursts at Board meetings.

Budget: Master Board and all of the component associations are struggling with aging infrastructure (such as irrigation) and skyrocketing insurance. In 2020, insurance was 16.4% of the RCA budget. In 2024, insurance is now 43.3% of the budget. On top of this, RCA was recently reassessed by Citizens, our insurance carrier. We had to swallow hard and pay an additional assessment of \$34,212 in early March.

That's a lot of money that will not be available to do repairs and make improvements like replacing lampposts. Only a few insurers remain in Florida at this time and if not for the diligence and tenacity of our Treasurer Sally, the increase would have been even higher.

Volunteers and Committees: Our newly formed Long Range Planning Committee will help us anticipate and budget for infrastructure improvements. We saved a lot of HOA dollars over the years by the actions of volunteers. Our pool is the first example that comes to mind. I can picture Dave Murley and Cliff Appleby at the pool - replacing hot water heater one day...and figuring out why the hot tub has gone cold the next. With tight budgets going forward, we will need volunteers more than before. See example below in landscaping.

Irrigation: Across PBC, irrigation infrastructure has been in decline for some time due to aging pipes, pumps, valves, wiring and sprinkler heads. A lot of band-aids and tourniquets have been applied over the years. All three courts received sprinkler head upgrades last month that are increasing pressure and distribution. Feedback from neighbors across the Courts has been positive. Brightview provided the upgrades at a cost of ~\$16,000. We went out for competitive bids prior and the next closest estimate was literally double.

I would like to thank Roseate neighbor Keith Burnham (and others) for staying up until midnight recently to observe and record each zone in operation. Keith's before-and-after observations tell a good story. Keep in mind, the current irrigation project addressed sprinkler heads and flexible water lines only – not pump, pipes, valves and wiring.

Coming soon to RCA irrigation - switch to Weathermatic Smartlink clocks that can be controlled from computers and smartphones. We are plugged into the broader PBC initiatives and we're benefitting with things like swapping out our old manual clocks for Weathermatic controllers that were not in use on Waterside and the clubhouse pool area.

Landscaping: On March 26, we did a walk-around the courts with BrightView Irrigation and Landscaping, PBC Tree Landscaping Committee and our own Landscaping and Irrigation Committee (LIC). We saw landscaping and turf badly in need of attention. We are optimistic about the improved water flow and distribution we are seeing with the irrigation project. Brightview and RCA Landscaping/Irrigation Committee (LIC) agree that we should give irrigation a chance to see what turf and vegetation comes back naturally. From there, LIC will make recommendations to the Board for next steps. Summer is coming and we will be doing the rain dance.

Remember the mention above of tight budgets and need to rely on volunteers?
Example: during March 26 walk around, we saw turf in several areas that looked terrible. BV estimated that one bad area on Pelican alone would cost well over \$1000 to repair with sod. After we see what comes back with improved irrigation, LIC will be looking at turf areas in need of repair as well as areas that could be replaced with gardens containing Florida-friendly plants. Takes twice as much water to maintain turf as it does vegetation.

The chair of the PBC Tree and Landscaping Committee suggested volunteer work crews to rake out dead matted grass, add topsoil and put in grass plugs available at big box hardware stores. The savings would be tremendous and allow us to take care of more troubled spots. There's good news here – volunteering feels good and has been shown to improve quality of life, just like spending time with family and friends.

RCA Meeting Schedule: Please note new time and frequency for next season. New time is a compromise for those who like morning meetings and those requesting late afternoon. **Mark your calendars for second Thursdays at 1:00 pm next season.** We heard from a couple full-time residents who would like to see meetings over the summer. We will discuss at our April 18 meeting.

Thanks for reading. Have a safe and healthy summer!

Bill Finch
Roseate Courts Association