

# SCOTSDALE BLUFFS HOMEOWNERS ASSOCIATION, INC.

## MINUTES OF MEETING

The Regular Meeting of the Board of Directors of Scotsdale Bluffs Homeowners Association, Inc. was held on April 16, 2012 at 1090 Bluffs Circle, Dunedin, Florida.

Present were Board of Directors Sarah Patrick, Scott Baad, Vince Vercamen and Sheila Frost. Director absent was James Hancock.

Also present was Kelley Galbraith of Terra Management Services. Several homeowners were also present.

### **FIRST ORDER OF BUSINESS - CALL TO ORDER**

The meeting was called to order at 6:00 PM. Sarah Patrick stated that the notice of meeting was posted at least 48 hours in advance of the meeting.

### **SECOND ORDER OF BUSINESS - MINUTES OF FEBRUARY 27, 2012**

The minutes of the February 27, 2012 meeting were reviewed. It was requested that the minutes reflect that Scott Baad was the volunteer for the pressure cleaning of the entrance signs instead of Jim Hancock.

*On Motion duly made by Director Frost, seconded by Director Baad, the Board unanimously approved the minutes of the February 27, 2012 minutes as amended.*

### **THIRD ORDER OF BUSINESS – MANAGER’S REPORT**

Kelley Galbraith briefly went over the violation list for the community. After review the Board agreed that the first warnings should be a thirty day time period, and a fifteen day for the second violations. It was also agreed to send the second notices of violation out.

*On Motion duly made by Director Patrick, seconded by Director Frost, the Board unanimously approved violation time line and authorization of second notice.*

Kelley Galbraith briefly went over the delinquencies for the association, stating that current delinquencies total \$4,889.95, with twelve having yet to pay second quarter.

*On Motion duly made by Director Patrick, seconded by Director Baad, the Board unanimously approved to send 45 day notice of intent to lien to those who remain delinquent.*

Manager also reported that the City has come out and repaired the dips in the road on Fox Hollow Run and other areas. A resident reported that there was another area of concern on the main road coming into the community and requested that it also be repaired.

Kelley Galbraith presented a few comparables to the mailboxes for replacement to possibly be added to the guidelines for residents to abide by.

#### **FOURTH ORDER OF BUSINESS – OLD BUSINESS**

The following items were discussed under old business:

1. Fence repair and replacement: Mondello Homes submitted a proposal to repair the fence and to pressure wash the two entrance signs for \$1,200.00. Bay Area Fence Factory submitted a proposal to repair the fence for \$2,568.00 and replace also to replace the fencing for \$12,253.64. After review of the legal opinion from the Association's attorney regarding responsibility of the fence repair, the Board agreed that the homeowner is responsible for fence repair and instructed manager to send letters to the homeowners requesting repair of the fences.
2. Entrance signs: It was approved to have Mondello Homes pressure wash and seal the entrance signs at a cost of not more than \$200.00.

#### **FIFTH ORDER OF BUSINESS- NEW BUSINESS**

The next item of business was new business and the following items were discussed:

1. South & East banks of pond brush clearing. Kelley Galbraith presented a proposal from Luke Brothers, Inc. to clear the east bank from the top of the east bank to the fence line for \$1,275.00. It was discussed that only the top of the bank should be cleared and what is between it and the fence line so that the path is cleared again. The subject was tabled and it was requested that two additional bids be obtained.
2. Irrigation repair and sod replacement. Sarah Patrick reported that the east side of the entrance needs the irrigation repaired.
3. Mailbox paint. Sarah Patrick stated that she will get the paint code and will be buying three gallons of paint for the Association to use to renew their mailboxes.
4. 1110 Bluffs Circle. There was a discussion on whether to foreclose on the property and the condition that it is currently in. Due to the condition of the property renting it to recoup delinquencies would not be an option. Kelley Galbraith suggested that the association may try to list the property after foreclosure and sell for what is owed to the community to an investor. The Board of Directors tabled the decision to foreclose on the property until a possible investor for purchase is found.

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#### **SIXTH ORDER OF BUSINESS –**

## ADJOURNMENT

There being no further business, the meeting was adjourned at 8:05 P.M. The next meeting is to be determined.

Approved:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_