

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 August 13, 2012 at the Dunedin Library, located at 223 Douglas Avenue, Dunedin, Florida.

Present were Board of Directors Sarah Patrick, James Hancock and Sheila Frost. Directors absent were Vince Vercamen and Scott Baad. A quorum was established. Also present was Kelley Galbraith of Terra Management Services. Three homeowners were also present.

FIRST ORDER OF BUSINESS - CALL TO ORDER

The meeting was called to order at 6:10 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 JULY 18, 2012

The minutes of the July 18, 2012 meeting were read and reviewed. It was

On Motion duly made by Director Hancock, seconded by Director Frost, the Board unanimously approved the minutes of the July 18, 2012 minutes as submitted.

THIRD ORDER OF BUSINESS – FINANCIAL REPORT

Sarah Patrick stated that the financials from June seem to be in order, and that July's financials were not yet available.

FOURTH ORDER OF BUSINESS MANAGER'S REPORT

Kelley Galbraith stated that there have been no new owners since July, 2012. Thirteen owners have not paid third quarter and have been sent late notices,

Manager also stated that clearing of the east bank was completed August 11, 2012. A proposal was also received to trim the tree hanging over Penny Court. It was requested to get a proposal to remove the tree altogether.

FIFTH ORDER OF BUSINESS – OLD BUSINESS

The following items were discussed under old business:

1. Violation report was distributed with the manager's report. It was requested to verify if 1151 Bluffs Circle was sent a notice to fix the fence and 1051 Fox Run Hollow for weed control. There was discussion about the abandonment of Lot 48 and how a neighbor has been mowing the lot. It was

On Motion duly made by Director Hancock, seconded by Director Patrick, the Board unanimously approved for a forced maintenance letter to be sent to Lot 48 and approve the landscaper to mow at least twice a month.

At this time there was a discussion regarding the need for a compliance committee. Larry Vinse and Mark Hamilton volunteered to sit on the Compliance Committee and indicated that they would find a third volunteer.

2. Delinquencies. Kelley Galbraith reported that delinquencies as of August 7, 2012 were at \$3,624.95. Lot 48 has been sent to the association's collections attorney for lien.
3. Architectural Control. After discussion it was agreed to assemble the new paint palette book for approval at the next Board meeting. All owners will have to submit an architectural application for approved and unapproved colors for review.

On Motion duly made by Director Patrick, seconded by Director Frost, the Board unanimously approved the new paint colors for acceptance at the next Board meeting.

SIXTH ORDER OF BUSINESS- NEW BUSINESS

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

1. Entrance landscaping. Kelley Galbraith presented a proposal from Professional Landscape Service to remove the existing plants at the entrance, install lantana, top soil, and mulch. Sarah Patrick presented a proposal for entrance landscaping as well. After discussion, it was

On Motion duly made by Director Frost, seconded by Director Hancock, the Board unanimously approved the proposal from Professional Landscape Service.

Manager is to have Charlie's Wells Irrigation to check the entrance irrigation prior to installation of new plants, as it does not appear to be working.

**SIXTH ORDER OF BUSINESS –
OPEN FORUM**

At this time there was a discussion about the date for the annual meeting. The Annual Members meeting is set for October 22, 2012 at 6:00 p.m.

ADJOURNMENT

There being no further business, the meeting was on motion to adjourn by James Hancock, seconded by Sheila Frost, to adjourn at 7:27 P.M. The next meeting will be held on October 22, 2012 at the Dunedin Library.

Approved:

By: _____

Title: _____

Date: _____