

**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 February 27, 2012 at the Dunedin Branch Library located at 223 Douglas Avenue, Dunedin, Florida.

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

Also present was Kelley Galbraith and David Felice 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 DECEMBER 8, 2011 MEETING & YEAR END REPORT**

Reading of the minutes was unanimously waived.

On Motion duly made by Director Baad, seconded by Director Hancock, the Board unanimously approved the minutes of the December 8, 2011 meeting as submitted.

Sarah Patrick presented the year-end report to the Board of Directors as submitted by Melrose Management.

On Motion duly made by Director Hancock, seconded by Director Baad, the Board unanimously approved the year-end report as submitted by Melrose Management.

**THIRD ORDER OF BUSINESS –
OLD BUSINESS**

The following items were discussed under old business:

1. Contract with Walt’s Lawn Service: Sarah Patrick informed the Board of Directors that the language requiring the Association to provide three months of payments after cancellation has been removed and the contract has been executed. At this time a resident remarked that the south and east bank of the pond should also be mowed but is not being done currently. Sarah Patrick and another resident explained that those areas had not been done for some time, even by the previous company, and the Board requested that Kelley Galbraith look into how much it will cost to clean up the areas and have the landscaper add it onto the monthly service.

- 54 2. Wooden fence lining the property: Kelley Galbraith reported that it appears that the fence is in the
55 five foot easement granted on all lots for the Association per the documents. This easement is for
56 landscaping, utility, and wall/fence purposes. The documents do not state however that the fence is
57 the Association’s responsibility to maintain. A resident at this time remarked that the original
58 developer did install the fence but that later Boards decided that each homeowner was responsible to
59 maintain their portion, and that at least two residents originally opted out of having the fence installed
60 on their property.

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62 It was requested that Kelley Galbraith get a clear evaluation of the responsibility for maintenance
63 from the Association’s attorney and to also obtain bids to replace or repair the fence in the event the
64 Association wants to move forward with the project.
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67 **FOURTH ORDER OF BUSINESS –**
68 **NEW BUSINESS**
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70 Sarah Patrick stated that they received a color and application from 1001 Bluffs Circle regarding the trim.
71 There was a discussion about allowable colors within the Association and color combinations. David Felice
72 suggested that Kelley Galbraith can get together a color palette for the Board of Directors to review for possible
73 adoption of approved colors within the Association.
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75 Jim Hancock stated that he will be available to pressure wash the signs on Friday, March 9th. Several
76 others stated that they will also be present to assist.
77

78 It was reported that the website was not listed on the www.myterracommunity.com website. Kelley
79 Galbraith stated that it was, and would check with the Terra Management Services, Inc. IT designer to see what
80 the issue was.
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82 Kelley Galbraith presented a short list of the worst violation within the Association. There was a
83 discussion regarding the length of time to allow for correction.
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87 *On Motion duly made by Director Baad, seconded by*
88 *Director Hanock, the Board unanimously agreed to*
89 *send a first notice of violation and allow thirty days for*
90 *correction for specified addresses.*
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94 Kelley Galbraith also reported that there were large dips in the road in front of 1061 Fox Hollow Run. A
95 resident stated that she had called the City of Dunedin regarding the matter about six months ago, they came out
96 to look at it but still had not done anything to repair the issue. Kelley Galbraith stated that she would try to get a
97 hold of the City again to repair the road.
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99 Date for a Spring garage sale: It was agreed that a Spring Garage sale was not needed. Tabled until the
100 Fall.
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Date for the community Block Party: It was agreed to keep the date for Memorial Day.

There was a discussion regarding the mailboxes within the community and the need for a majority of them to be painted and/or repaired. Sarah Patrick stated that they had already gotten a bulk pricing for the residents to take advantage of, but that not enough people had responded and the matter was dropped. The Board discussed getting paint with the correct paint colors to keep within the Association for residents to use to paint their mailboxes.

On Motion duly made by Director Baad, seconded by Director Frost, the Board unanimously agreed to purchase three gallons of paint for the mailboxes for residents to use.

It was also requested that Kelley Galbraith try to find mailbox comparables for those that cannot be repaired.

There was a brief discussion regarding residents or resident landscape companies that are blowing their lawn debris into the drainage systems which is against City code. The Board agreed to remind residents regarding this in an upcoming newsletter.

**SIXTH ORDER OF BUSINESS –
ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:33 P.M. The next meeting will be held on April 16, 2012 at 6:00 p.m. at the Dunedin Library.

Approved:

By: _____

Title: _____

Date: _____