

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 July 18, 2012 at the Dunedin Library, located at 223 Douglas Avenue, Dunedin, Florida.

Present were Board of Directors Sarah Patrick, Vince Vercamen and Sheila Frost. Directors absent were James Hancock and Scott Baad. A quorum was established. 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 6:10 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 APRIL 16, 2012

The minutes of the April 16, 2012 meeting were read and reviewed. It was

On Motion duly made by Director Frost, seconded by Director Vercamen, the Board unanimously approved the minutes of the April 16, 2012 minutes as submitted.

THIRD ORDER OF BUSINESS – FINANCIAL REPORT

Sarah Patrick stated that the financials seem to be in order. It was

On Motion duly made by Director Patrick, seconded by Director Vercamen, the Board unanimously approved the June financial report.

FOURTH ORDER OF BUSINESS MANAGER'S REPORT

Kelley Galbraith stated that delinquencies have decreased by \$2,130.00 since April, 2012. Three lots have been sent an intent to lien letter, with a cut-off date of August 4, 2012.

Manager also stated that the landscaper reported that the sod on the easement should return to a healthy state and would not need to be replaced; landscaper was also instructed to clear out the weeds from the front entrance sign beds and to submit a proposal for new landscaping. Proposal had not yet been received.

**FIFTH ORDER OF BUSINESS –
OLD BUSINESS**

The following items were discussed under old business:

1. Proposals for landscaping removal around the pond. It was agreed to accept the estimate from Professional Landscape Service & Supply, Inc. for \$300.00, but asked to add additional feet to the original estimate. If revised estimate exceeds \$600.00, matter will be revisited. It was also requested that a proposal be submitted for trimming the large tree overhanging the street on Penny Court.
2. Violations. Kelley Galbraith distributed a list of open violations. It was reported that the fence at 1001 Bluffs Circle may be leaning. Manager reported that there were a few mailboxes in the neighborhood that have decorative coverings over them. There was a discussion on whether this type of decoration should be permitted. It was

On Motion duly made by Director Patrick, seconded by Director Frost, the Board unanimously approved sending a notice to those with decorative coverings on mailboxes advising that they must be removed.

**FIFTH ORDER OF BUSINESS-
NEW BUSINESS**

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

1. Mailbox paint and repair. Sarah Patrick announced that she has the paint for the mailboxes if anyone needed the supply to repair and paint their mailbox. A resident asked if she could get a company in to provide a price to the residents to paint and repair their mailbox. It was agreed and the resident is to get the information to Terra Management Services, Inc.
2. Mailbox selection. Kelley Galbraith presented the Board of Directors several samples of mailboxes to choose for replacement of existing mailboxes. After much discussion, it was

On Motion duly made by Director Patrick, seconded by Director Vercamen, the Board unanimously approved the Gibraltar Mailbox, standard size, galvanized steel, from the Home Depot.

3. Architectural Control. Sarah Patrick stated that Terra Management Services had provided her with the book of the original paint colors of the community. She also stated that there is a lack of active members on the Architectural Control Committee and due to this new colors have not been approved and applications are taking longer to review. At this time volunteers were asked for, and Jan Sprague

volunteered to sit on the committee. It was approved to remove Paula Calkin and Daniel Boyle due to inactivity.

Sarah Patrick announced that she had received a color booklet from Scotts Paint of new color combinations to add to the existing book of colors. The ARC will review the new colors to add to the existing book and should have something together by the next Board meeting.

4. Proposal from D.S. Frank & Associates to conduct the SWFWMD inspection for September, 2012 for \$265.00. It was

On Motion duly made by Director Frost, seconded by Director Vercamen, the Board unanimously approved the proposal from D.S. Frank & Associates for \$265.00.

5. Garage Sale. After discussion it was agreed to set the date for the community garage sale for November 10, 2012.

SIXTH ORDER OF BUSINESS – OPEN FORUM

A resident reported that there was a large oil leak on the driveway of 1020 Bluffs Circle that has the potential to spread to the street. Manager was requested to send a letter to the owner. The Board at this time also requested that a letter be sent to 1179 Bluffs Circle regarding lawn debris being left in the street and 1180 Bluffs Circle regarding a work truck being parked in the driveway.

ADJOURNMENT

There being no further business, the meeting was on motion to adjourn by Sarah Patrick, seconded by Sheila Frost, to adjourn at 7:36 P.M. The next meeting will be held on August 13, 2012 at the Dunedin Library.

Approved:

By: _____

Title: _____

Date: _____