

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 22, 2013 at the Dunedin Community Center, located at 1920 Pinehurst Road, Dunedin, Florida.

Present were Board of Directors Sarah Patrick, Sue Ausmus, and Michael Bosley. Directors absent were Vince Vercamen and Jim Hancock. Also present was Kelley Cate of Terra Management Services and a few homeowners.

FIRST ORDER OF BUSINESS - CALL TO ORDER

The meeting was called to order at 6:01 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 JANUARY 9, 2013

The minutes of the January 9, 2013 meeting were previously distributed and reading of the minutes was waived. It was

On Motion duly made by Director Hancock, seconded by Director Vercamen, the Board unanimously approved the minutes of the January 9, 2013 minutes as submitted.

THIRD ORDER OF BUSINESS – FINANCIAL REPORT

Sarah Patrick stated that the financials from January, February, and March 2013 seem to be in order. After short review of the January, February, and March financials it was

On Motion duly made by Director Patrick, seconded by Director Ausmus, the Board unanimously approved the January, February, and March financials.

FOURTH ORDER OF BUSINESS MANAGER'S REPORT

Kelley Cate stated that there have been two resales since January 10, 2013; delinquency balance as of April 15, 2013 was \$6,004.21; 1290 Bluffs Circle is asking for an additional extension to formulate a plan to shield the gas tank in the front of the home- the Board agreed to permit an additional sixty days; seven Holly trees were removed by Boen's Tree Service for \$750.00; the two entrance signs were cleaned and painted, and the front sidewalks were cleaned by Professional Landscape for \$472.50.

At this time Jim Hancock joined the meeting.

A discussion was held about the tree located at the entrance behind 1360 Bluffs Circle- manager is to have the two limbs growing close to the home removed, preapproved if under \$300.00.

Kelley Cate asked if Terra Management is to continue with the violation process for lawns that are currently at their final notice stage or notice of fine stage- it was agreed to wait until June to allow time for owners to fix their lawns.

**FIFTH ORDER OF BUSINESS –
OLD BUSINESS**

The following items were discussed under old business:

1. Sarah Patrick stated that she is still working on getting the paint color book from Sherwin Williams- new company that does the printing has it. In the meantime owners can go to Sherwin Williams to view the paint colors.
2. Next meeting date- Kelley Cate asked if a decision had been made on the next meeting date since the library is booked through July. It was agreed to try to set the date for August 5th or 7th at the Dunedin Library.

**SIXTH ORDER OF BUSINESS-
NEW BUSINESS**

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

1. Entrance landscaping- The sod at the entrance of the community is not filling in as expected. Manager is to obtain proposals on replacing the sod along the berm, one for Bahia and one for St. Augustine, as well as obtain a proposal for replacing the sod at the worst area to the right of the entrance.
2. Mike Bosley asked Kelley Cate to e-mail him an application for plan approval.
3. New owners present inquired about the reclaimed water and exterior change process.

ADJOURNMENT

There being no further business, the meeting was on motion to adjourn by Sarah Patrick, seconded by Sue Ausmus, to adjourn at 6:42 P.M.

Approved:

By: _____

Title: _____

Date: _____