

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 7, 2013 at the Dunedin Community Center, located at 1920 Pinehurst Road, Dunedin, Florida.

Present were Board of Directors Sarah Patrick, Sue Ausmus, Michael Bosley, Vince Vercamen and Jim Hancock. Also present was Nancy Brooking of Terra Management Services and several homeowners.

FIRST ORDER OF BUSINESS - CALL TO ORDER

The meeting was called to order at 6:13 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 22, 2013

The minutes of the April 22, 2013 meeting were previously distributed and reading of the minutes was waived. A comment from the audience was noted: The community website is a bit behind in the posting of meeting Minutes. Ms. Brooking will be sure to have the website updated with current Minutes.

On Motion duly made by Director Hancock, seconded by Director Ausmus, the Board unanimously approved the minutes of the April 22, 2013 minutes as submitted.

THIRD ORDER OF BUSINESS – FINANCIAL REPORT

Sarah Patrick asked for Board comments on the financials from April, May, and June 2013. Director Vercamen asked for clarification of the (\$540.00) credit for doubtful debts listed on the Balance Sheet. Ms. Brooking stated that the (\$540.00) indicates application of the approved allowance for bad debt, which nets against the total accounts receivable. After further minimal review of the January, February, and March financials were accepted.

On Motion duly made by Director Vercamen , seconded by Director Hancock, the Board unanimously approved the financials from April, May & June 2013.

FOURTH ORDER OF BUSINESS – MANAGER'S REPORT

Nancy Brooking of Terra Management Services delivered the prepared management report. Ms. Brooking stated that there have been two resales since April 20, 2013. The Aged Balance report was briefly reviewed. The increase in unpaid balances from April to current is primarily due to assessment of fines at 1050 & 1110 Bluffs Circle. Additionally, thirteen (13) homeowners are delinquent in 3rd quarter assessments.

The CCR report was discussed, with significant focus on the abandoned home at 1110 Bluffs Circle. It was noted that a petition has been received from concerned homeowners. The issue of whether the Association should perform forced maintenance was discussed. The Board asked Terra Management to write a letter to the bank indicating that the property is in severe neglect, particularly the pool. The subject of forced maintenance at 1110 Bluffs Circle will be tabled until response from the bank is received. In addition, Terra will send forced maintenance letters to homeowners of 1050 Bluffs Circle for pool maintenance, as well as 1021 Bluffs Circle for mowing & tree trimming. Director Ausmus noted that the violation for 1061 Bluffs Circle must be a case of wrong identification and asked Terra to double check on that record.

Regarding common area at the community, Ms. Brooking noted that turf at the berm seems to have rebounded with the summer rains and will not need plugs. The holly trees along the main road appear to be diseased and will likely need to be removed. This item will be included in the community's 2014 budget.

FIFTH ORDER OF BUSINESS – OLD BUSINESS

The following items were discussed under old business:

1. The Board will consider application for wood fence installation dated July 24, 2013, submitted by 1120 Bluffs Circle.

SIXTH ORDER OF BUSINESS- NEW BUSINESS

The following items were discussed under new business:

1. Street Parking – Discussion ensued as to what the Association could do, if anything, about improper street parking; the roadways in the community are public and therefore subject to municipal parking ordinance. Nancy Brooking suggested that the Board review a full copy of the city/county ordinances with an eye toward specific restrictions that can be applied to Scotsdale Bluffs. For example, parking the vehicle against the traffic; parking too close to an intersection; obstructing mailboxes, driveways, hydrants, etc. The Association can aggressively send notices to offending homeowners, thereby elevating the community's intention of being vigilant regarding this important item – an attempt at behavior modification.
2. Entrance Lighting – After discussion, the Board authorized expenditure of up to \$500 for lighting repair. Director Patrick will work out the details with Terra's Kelley Cate.
3. Retention Pond – A very heated discussion occurred regarding development activity at abutting property at the retention pond. Homeowner attendees were upset at a perceived lack of interest and support from the Association. Ms. Brooking stated that the Association has no jurisdiction in the matter; rather it is a civil matter between private homeowner(s) and the owner(s) of the adjoining property. Individual members of the Board could elect to champion the cause, but the Association has no responsibility nor any business relative to the matter.
4. Fencing – Homeowners addressed the Board regarding fencing issues: a) white vinyl vs. wood fencing in the rear yard area by the apartments; and b) installation of fence at 1321 Bluff Circle, which appears to be in excess of prudent dimension. Homeowner Mark Hamilton asked for an email correspondence from Kelley Cate regarding the approved application, as he believes the homeowner installed fencing in excess of what was approved.

ADJOURNMENT

There being no further business, a motion to adjourn was made by Sarah Patrick and with unanimous approval, the meeting was adjourned at 7:33 P.M.

Approved:

By: _____

Title: _____

Date: _____