

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 January 9, 2013 at the Dunedin Library, located at 223 Douglas Avenue, Dunedin, Florida.

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

FIRST ORDER OF BUSINESS - CALL TO ORDER

The meeting was called to order at 6:07 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 August 13, 2012 meeting were read and reviewed. It was

On Motion duly made by Director Hancock, seconded by Director Vercamen, the Board unanimously approved the minutes of the August 13, 2012 minutes as submitted.

The minutes of the Organizational Meeting held on October 22, 2012 were previously distributed. It was

On Motion duly made by Director Hancock, seconded by Director Ausmus, the Board unanimously approved the minutes of the 2012 Organizational Meeting minutes as submitted.

THIRD ORDER OF BUSINESS – FINANCIAL REPORT

Sarah Patrick stated that the financials from November seem to be in order but asked that all Board members review the financials carefully each month. After short review of the November financials, it was

On Motion duly made by Director Patrick, seconded by Director Hancock, the Board unanimously approved the November financials.

**FOURTH ORDER OF BUSINESS
MANAGER'S REPORT**

Kelley Cate stated that there have been five total resales in 2012; delinquency balance as of December 31, 2012 was \$3,528.68; 1290 Bluffs Circle is asking for an extension until 2/6/13 to formulate a plan to shield the gas tank in the front of the home.

A proposal was submitted for the removal of the dead holly tree behind 1350 Bluffs Circle. Board asked for a proposal to remove all the holly trees along the main road and to contact Boen's Tree Service for an estimate.

**FIFTH ORDER OF BUSINESS –
OLD BUSINESS**

The following items were discussed under old business:

1. Sarah Patrick stated that she should receive the new paint book by January 23, 2013.
2. Sarah Patrick presented receipts for the holiday decorations for the entrance totaling \$96.23.

*On Motion duly made by Director Ausmus, seconded by
Director Hancock, the Board unanimously approved
reimbursement to Sarah Patrick for \$96.23.*

**SIXTH ORDER OF BUSINESS-
NEW BUSINESS**

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

1. Entrance landscaping. Kelley Cate stated that she had contacted Walts Lawn to treat the lantanas at the entrance- appear to be eaten up by snails or other insects.
2. Lights- Right side light at the entrance needs to be repaired and two new gfi's need put in.
3. Entrance signs- Need to be repainted and sealed. Manager is to obtain pricing.
4. Garage sale will be held in the Fall.
5. It was requested that a call be put in to the police department to try and lower the speed limit or install a stop sign at the curves on Bluffs Circle.
6. Meeting is scheduled for 1/12/13 at 10:00 a.m. to discuss the holly trees.

ADJOURNMENT

There being no further business, the meeting was on motion to adjourn by James Hancock, seconded by Sue Ausmus, to adjourn at 7:23 P.M. The next meeting will be held on October 22, 2012 at the Dunedin Library.

Approved:

By: _____

Title: _____

Date: _____