

SCOTSDALE BLUFFS HOMEOWNERS ASSOCIATION, INC.

MINUTES OF ORGANIZATIONAL MEETING

The Organizational Meeting of the Board of Directors of Scotsdale Bluffs Homeowners Association, Inc. was held on October 21, 2013 at the Dunedin Library, located at 223 Douglas Avenue, Dunedin, Florida.

Present were Board of Directors Sue Ausmus, Jim Hancock, Katherine Vetter and Tony Walton. Director absent was Vince Vercamen. Also present was Kelley Cate of Terra Management Services and several homeowners.

FIRST ORDER OF BUSINESS - CALL TO ORDER

The meeting was called to order at 6:15 PM. Notice of the meeting was mailed with the Annual Meeting notice.

SECOND ORDER OF BUSINESS - MINUTES OF AUGUST 7, 2013

The reading and approval of the meeting minutes from August 7, 2013 was tabled until the next Board meeting.

THIRD ORDER OF BUSINESS – ELECTION OF OFFICERS

Kelley Cate stated that the following positions were open: President, Vice President, Secretary, Treasurer, and Director.

It was suggested that Sue Ausmus take the position of President. She agreed, and will now serve as President.

Tony Walton offered to take the position of Vice President. None opposed; Tony Walton will now serve as Vice President.

Jim Hancock stated that he was willing to remain as Treasurer. None opposed; Jim Hancock will now serve as Treasurer.

Katherine Vetter stated she would sit as a director; Vince Vercamen will serve as Secretary.

FOURTH ORDER OF BUSINESS – MANAGER'S REPORT

Kelley Cate reported on the following items:

1. Two new owners since August, 2013.
2. Delinquencies are at \$7,977.40 (\$3,033.25 in assessments; \$4,510.00 in fines; \$410.43 in admin fees; \$23.72 in costs.)
3. Kelley Cate suggested that the Board may want to consider removing the lantanas from the entrance area. With the infestation that occurred when they were planted, as well as needing to keep them low for signage purposes, they do not appear to be rebounding. Suggestion would be a quarterly flower change out program, which would cost roughly \$75.00 each quarter, with an additional \$10.00 to \$25.00 any time mulch would need to be renewed by Walts Lawn Service. It was unanimously agreed

- to remove the lantanas and do a quarterly flower change out. The first one will be in mid-November, which will consist of poinsettias and white periwinkles.
4. Fence installation at 1321 Bluffs Circle: A lengthy discussion was held regarding the fence that was installed which did not get prior approval and does not meet normal setback requirements. The Board agreed that the fence needed to be either moved back or removed, and a letter is to be sent allowing for fourteen (14) days to comply.
 5. Fence letters for bulk rate were mailed out on October 14, 2013. No responses have been received yet.
 6. Walt's Lawn Service has been instructed to cut down the jasmine that is growing up to the top of the resident owned fences.
 7. Parking: Several owners continue to park in the street. Mention of this has been put in two newsletters, suggest that a list be compiled of the worst offenders and letters will be sent to the owners reminding them of the dangers to try to address them directly rather than through a newsletter.
 8. Lights for both entrance signs have been extended and replaced for a cost of \$485.00 by Zaggia Electric.

FIFTH ORDER OF BUSINESS- NEW BUSINESS

The following items were discussed under new business:

1. 2014 Proposed Budget. Kelley Cate stated that the association was in a good position this year and the proposed budget for 2014 should allow for the remaining holly trees to be removed next year without raising the dues. After a short discussion, it was

On Motion duly made by Jim Hancock, seconded by Sue Ausmus, the Board unanimously approved the proposed 2014 Budget with assessments at \$90.00 per quarter.

2. The next meeting will be held on January 13, 2014 at 6:00 p.m., library availability pending.

SIXTH ORDER OF BUSINESS- MEMBER COMMENTS

A homeowner suggested that at the next annual members meeting name tags be given out so that everyone can be easily identified.

**SEVENTH ORDER OF BUSINESS-
ADJOURNMENT**

There being no further business, a motion to adjourn was made by Jim Hancock and with unanimous approval, the meeting was adjourned at 7:07 P.M.

Approved:

By: _____

Title: _____

Date: _____