

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 7, 2014 at the Dunedin Community Center, located at 1920 Pinehurst Road, Dunedin, Florida.

Present were Board of Directors Sue Ausmus, Vince Vercamen, Tony Walton, and Kathryn Vetter. Director absent was Jim Hancock. 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 6:03 PM. Sue Ausmus stated that the notice of meeting was posted at least 48 hours in advance of the meeting.

SECOND ORDER OF BUSINESS - MINUTES OF JANUARY 6, 2014

The minutes of the January 6, 2014 meeting were previously distributed and reading of the minutes was waived. Motion was made to accept.

On Motion duly made by Kathryn Vetter, seconded by Tony Walton, the Board unanimously approved the minutes of the January 6, 2014 minutes as submitted.

THIRD ORDER OF BUSINESS – FINANCIAL REPORT

Sue Ausmus stated that everyone previously received the February financials and asked if there was any discussion. There being none, motion was made to accept.

On Motion duly made by Kathryn Vetter , seconded by Sue Ausmus, the Board unanimously approved the financials from February 2014.

FOURTH ORDER OF BUSINESS – MANAGER'S REPORT

Kelley Cate stated that the current delinquencies was \$8,635.51.
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Ms. Cate reported that a discussion was held with the ARC and Sue Ausmus regarding the process of approving applications moving forward. Due to the lack of volunteers for the committee, it is suggested that the process be amended to allow Terra Management Services, Inc. approve the applications upon receiving a verbal/e-mailed approval from Sarah Patrick and Sue Ausmus. The Board agreed to adopt this procedure.

**FIFTH ORDER OF BUSINESS –
OLD BUSINESS**

The following items were discussed under old business:

1. Ms. Cate distributed a document from 2003 that was recorded with the County and was circulated to the residents regarding the required setbacks for the community, which is 2/3 from the front of the home, and other requirements regarding fence installation and stated that this should be upheld moving forward.
2. Architectural Guidelines: The original architectural guidelines for the association was distributed to the Board, as well as a draft of suggested updates to the document. Ms. Cate suggested that the Board review the updated document to discuss at the next meeting.

**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 Board suggested that any homeowner that sees cars parked in a way to prevent emergency vehicles from passing through should contact the police to issue a warning or citation.

A resident at this time reported that residents at 1240 Bluffs Circle were parking in their lawn. Another resident reported that the owner at 1171 Jessica Court was parking boats in the driveway.

2. Community Picnic- The Board asked if anyone would like to volunteer to get the function together for this year. Three residents volunteered to get the function together. The date of the picnic will be September 13, 2014.

3. Improper parking- A discussion was had about getting stickers to place on resident vehicles reminding them about the parking rules. Two residents volunteered to place the stickers on the vehicles. Manager will get the stickers and arrange for them to be delivered.

ADJOURNMENT

There being no further business, a motion to adjourn was made by Tony Walton, seconded by Vince Vercamen, and with unanimous approval, to adjourn the meeting at 7:15 P.M. The next meeting will be held on July 14, 2014 pending library schedule.

Submitted:

By: _____

Title: _____

Date: _____