

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 4, 2014 at the Dunedin Community Center, located at 1920 Pinehurst Road, Dunedin, Florida.

Present were Board of Directors Sue Ausmus, Vince Vercamen, Tony Walton, Jim Hancock, and Kathryn Vetter. 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 6:04 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 April 7, 2014

The minutes of the April 7, 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 Jim Hancock, the Board unanimously approved the minutes of the April 7, 2014 minutes as submitted.

THIRD ORDER OF BUSINESS – FINANCIAL REPORT

Sue Ausmus stated that everyone previously received the April, May, and June financials and asked if there was any discussion. Jim Hancock asked is a payment had been received for 1050 Bluffs Circle; Kelley Cate reported that none had been received yet, and that they were still waiting to receive the deed. There being no further questions, motion was made to accept.

On Motion duly made by Jim Hancock, seconded by Vince Vercamen, the Board unanimously approved the financials from April, May, and June 2014.

FOURTH ORDER OF BUSINESS – MANAGER'S REPORT

Kelley Cate reported the following:

- Two new owners since February 1, 2014.
- Uncollected assessments/fees/fines/interest/work orders as of 3/31/14: \$8,635.51.

There was a question about the fines that had accumulated on 1110 Bluffs Circle. Since there has been a change of ownership, there was discussion on removing the fines that were levied during the previous owner's tenure. Motion was made.

On Motion duly made by Jim Hancock, seconded by Sue Ausmus, the Board unanimously approved the waiver of \$2,000.00 in fines assessed to 1110 Bluffs Circle. Motion carried unanimously.

- Fencing: In 2003, a document that was recorded with the County 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. This should be upheld moving forward.
- 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. It was agreed to adopt the new procedure.
- Sherwin Williams & Paint Book: After having several discussions with the Sherwin Williams store regarding the paint book that still has not been returned, we are speculating that the book has been lost. We have requested that a new book be established on behalf of the association and the existing list be printed for association records to try to reassemble at another time.

A draft ARC Guideline document was previously distributed for the Board to review for possible adoption via the ARC. Matter was tabled.

FIFTH ORDER OF BUSINESS – OLD BUSINESS

The following items were discussed under old business:

1. Fencing: There was a discussion about the fencing along the main boulevard and how to handle/enforce everyone to use the same type of fencing when they replace the wooden fences. Sue Ausmus stated that she had been shown a sample of a vinyl fence that has the appearance of wood grain, and suggested that this be added to the permitted type of fences. After lengthy discussion, manager was directed to contact the association's attorney regarding the ability to amend the documents to allow this type of fence, remove wooden fences from the approved type, and what can be done to enforce that those along the main boulevard all use the wood grain vinyl fencing while others are permitted to use white.
2. Community Picnic: Leslie Viens stated that she had priced out the supplies needed, which would be around 80 hamburgers, cups, and plastic ware for \$200.00. Motion was made.

On Motion duly made by Sue Ausmus, seconded by Karen Vetter, the Board unanimously approved the \$200.00 expense for the community picnic.

After discussion it was determined that an even \$250.00 should be enough to provide for supplies for the event with the provision of water and ice.

On Motion duly made by Tony Walton, seconded by Karen Vetter, the Board unanimously approved the \$250.00 expense for the community picnic.

Leslie Viens will provide receipts to Terra Management Services for reimbursement.

SIXTH ORDER OF BUSINESS- NEW BUSINESS

Kelley Cate asked if the Board wanted to create a Budget Committee for the 2015 Budget. After discussion, it was decided that there was no need for any changes for the 2015 Budget and opted to not create a committee.

HOMEOWNER COMMENTS

A resident wanted to inform everyone that they could recycle Styrofoam at Publix and UPS stored.

ADJOURNMENT

There being no further business, a motion to adjourn was made by Jim Hancock, seconded by Vince Vercamen, to adjourn the meeting at 7:03 P.M. Motion carried unanimously. The next meeting will be the Annual Members meeting on October 6, 2014.

Submitted:

By: _____

Title: _____

Date: _____