

# 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 6, 2014 at the Dunedin Library, located at 223 Douglas Avenue, Dunedin, Florida.

Present were Board of Directors Sue Ausmus, Kathryn Vetter, Vince Vercamen, Karen Blanchette, and Tony Walton. 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 6:28 PM. Notice of the meeting was mailed with the Annual Meeting notice.

### **SECOND ORDER OF BUSINESS - MINUTES OF AUGUST 4, 2014**

The minutes of the August 4, 2014 meeting were previously distributed and reading of the minutes was waived. Motion was made to accept.

*On Motion duly made by Tony Walton, seconded by Kathryn Vetter, the Board unanimously approved the minutes of the August 4, 2014 minutes as submitted.*

### **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 keep the position of President. Sue Ausmus accepted the position with no opposition 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.

Kathryn Vetter offered to take the position of Treasurer. None opposed; Kathryn Vetter will now serve as Treasurer.

Vince Vercamen offered to take the position of Secretary. None opposed; Vince Vercamen will serve as Secretary.

Karen Blanchette will serve as Director at Large.

### **FOURTH ORDER OF BUSINESS – NEW BUSINESS**

The first item for discussion under new business was the proposed 2015 Budget.

Tony Walton suggested that the association budget more for the community picnic next year. After discussion it was agreed to raise the amount to \$360.00. An additional \$210.00 will be put into the landscaping line item for 2015. The rest will remain the same, with a quarterly assessment of \$90.00. Motion was made.

*On Motion duly made by Sue Ausmus, seconded by Tony Walton, the Board unanimously approved the proposed 2015 as amended with an annual budget of \$27,300.00.*

**SIXTH ORDER OF BUSINESS-  
MEMBER COMMENTS**

Sue Ausmus stated that she had looked into wood grained style vinyl fencing as an alternative to the white fencing. A discussion was held regarding the fencing along the entrance of the community and existing fences, and whether or not the association could enforce using only this type of fencing or if alternatives would still need to be available. Sue Ausmus asked for a motion to approve the wood grained vinyl fencing for the community; Tony Walton opposed, Kathryn Vetter and Karen Blanchette abstained. It was agreed that additional information needed to be obtained before a decision could be made.

**SEVENTH ORDER OF BUSINESS-  
ADJOURNMENT**

There being no further business, a motion to adjourn was made by Kathryn Vetter, seconded by Tony Walton and with unanimous approval, the meeting was adjourned at 7:08 P.M.

The meeting dates for 2015 are January 12<sup>th</sup>, April 6<sup>th</sup>, July 13<sup>th</sup>, and October 5<sup>th</sup> at 6:00 p.m.

Approved:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_