

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 6, 2015 at the Dunedin Public Library, located at 223 Douglas Avenue, Dunedin, Florida.

Present were Board of Directors Sue Ausmus, Tony Walton, Karen Blanchette, Kathryn Vetter, and 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 6:00 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 12, 2015

The minutes of the January 12, 2015 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 Vince Vercamen, the Board unanimously approved the minutes of the January 12, 2015 minutes as submitted.

THIRD ORDER OF BUSINESS – FINANCIAL REPORT

Sue Ausmus stated that everyone previously received the January and 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 January and February 2015.

FOURTH ORDER OF BUSINESS – MANAGER'S REPORT

Kelley Cate reported the following:

- No new owners.
- Uncollected assessments/fees/fines/interest/work orders as of 3/31/15: \$123.98.

At this time the topic of pressure washing was discussed. The Board discussed pre-approving the pressure washing for a cost not to exceed \$500.00. Motion was made.

On Motion duly made by Sue Ausmus, seconded by Karen Blanchette, the Board unanimously approved pressure washing of the common areas for a cost not to exceed \$500.00.

FIFTH ORDER OF BUSINESS – OLD BUSINESS

A discussion was held regarding amending the documents to allow beige vinyl fencing and to phase out wood fencing. A majority of the Board did not want to amend the documents to change the current fencing restrictions. Sue Ausmus made a motion to allow beige vinyl fencing in addition to white vinyl and wood. No second was made, motion failed.

SIXTH ORDER OF BUSINESS- NEW BUSINESS

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

1. Prepaid owner balances: Kathryn Vetter stated that there were prepaid amounts on the financials from previous owners. Kelley Cate provided a list of those on the prepaid balance report and the dates that they moved from the community. Kathryn Vetter suggested that the amounts be waived from these accounts and incorporated into the general operating fund. Motion was made.

On Motion duly made by Kathryn Vetter, seconded by Tony Walton, the Board unanimously approved the waiver of \$211.35 from four previous owner accounts and to incorporate the amount into the general operating account.

2. Street parking: A discussion was held regarding the increase in street parking, especially in the evenings. It was suggested that if an owner sees a situation where an emergency vehicle could not pass through the street to contact the local police department to ticket the cars.

3. Pressure washing: Already discussed.

SEVENTH ORDER OF BUSINESS- HOMEOWNER COMMENTS

An owner in the audience asked for the Board's assistance in keeping neighborhood children from destroying his fruit trees. Vince Vercamen stated that he knew which children were causing the damage and would speak to the parents.

A discussion was held regarding topics for the next newsletter, which should include picking up after animals, street parking, and respecting neighbor's property.

**EIGHTH ORDER OF BUSINESS-
ADJOURNMENT**

There being no further business, a motion to adjourn was made by Sue Ausmus, seconded by Kathryn Vetter, to adjourn the meeting at 7:12 P.M. Motion carried unanimously. The next meeting will be held on August 3, 2015.

Accepted:

By: _____

Title: _____

Date: _____