

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 4, 2016 at the Dunedin Public Library, located at 223 Douglas Avenue, Dunedin, Florida.

Present were Board of Directors Tony Walton, Kathryn Vetter, Karen Blanchette, and Ben Nelson. Director Bill Raymond was absent. 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 6:05 PM. Tony Walton stated that the notice of meeting was posted at least 48 hours in advance of the meeting.

SECOND ORDER OF BUSINESS – MINUTES OF MEETING JANUARY 20, 2016

The minutes of the Board of Directors meeting held on January 20, 2016 were previously distributed and reading of the minutes was waived. Motion was made to accept.

On Motion duly made by Ben Nelson, seconded by Karen Blanchette, the Board unanimously approved the January 20, 2016 minutes as submitted.

THIRD ORDER OF BUSINESS- FINANCIAL REPORT

The January and February 2016 financial statements were previously sent the Board of Directors for review. There being no questions or changes, motion was made by Karen Blanchette, seconded by Ben Nelson, to approve the January and February 2016 financial statements as submitted.

FOURTH ORDER OF BUSINESS – MANAGER’S REPORT

The November & December 2015 financial statements were previously sent to the Board of Directors for review. There being no questions or changes, motion was made by Kathryn Vetter, seconded by Tony Walton to accept the financial statements as submitted. Motion passed unanimously.

FIFTH ORDER OF BUSINESS – MANAGER’S REPORT

Kelley Cate reported the following:

- No new owners.
- Aged Balance is attached as of 4/1/16. Balance: \$197.05
- 1201 Bluffs Circle: At the end of 2011, per past management records, owner had a delinquency of one quarter. Owner recently sent bank statements for the entire 2011 year showing payments made for that year; due to the poor records received from the previous management company investigation past October, 2011 was not able to be performed to verify whether this was an error on their side. Suggest amount be credited to owner as paid. It was agreed to remove the amount from the account.

Karen Blanchette asked who it was that determines if there is a violation. Kelley Cate stated that she conducts the inspections and bases the determination on the Declaration and Board guidelines.

Discussion was held on dead trees within the community and the urgency of getting the owners to remove them.

- Received a response from the realtor for 1340 Bluffs regarding parking; they were to talk to the tenants about moving the vehicle to the driveway or garage. No evidence has been seen of the behavior continuing.
- Aquatic Systems reported an alligator present in pond. Discussion was held on whether to remove the alligator, which has been reported to have been there for some time and will come into backyards of owners. It was agreed to have the alligator removed by motion made by Kathryn Vetter, seconded by Ben Nelson and carried unanimously, but to ask the association's attorney about liability if a sign was to be installed.
- Per City arborist, would only suggest taking half of one limb off of the leaning tree on Penny Court. Others they deemed to be okay to leave as is. Discussion was held on whether to fill the hole in the large oak in the common area on Penny Court; it was decided to leave the tree as is.

SIXTH ORDER OF BUSINESS- OLD BUSINESS

The following items were discussed under old business:

Lake Assessment as proposed by Aquatic Systems. After discussion it was determined that the assessment was not needed at this time due to the lake having rebounded.

Speed Limit. A discussion was held regarding the speeding within the community and whether to pursue changing the limit. It was decided to try to get the speed reminder set within the community once a quarter to remind residents of their speed in lieu of changing the limit.

New Website. It was requested that a tutorial link be sent to Ben Nelson.

Dunedin Commons Update. Ben Nelson reported that they will be meeting with the engineer tomorrow; goal is to get a safety study in addition to the capacity study already done. At this time the townhouses were moving forward as planned.

SEVENTH ORDER OF BUSINESS- NEW BUSINESS

Communications Committee. Ben Nelson stated that he asked to have a discussion about appointing someone to get information together to better communicate with the homeowners, either electronically or otherwise.

Mailboxes. Sarah Patrick reported that she will have information available for the next Board meeting to review.

**EIGHTH ORDER OF BUSINESS-
HOMEOWNER COMMENTS**

There were no additional comments.

**NINTH ORDER OF BUSINESS-
ADJOURNMENT**

There being no further business, a motion was made and duly seconded to adjourn the meeting at 7:17 P.M.

Accepted:

By: _____

Title: _____

Date: _____