

# 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 1, 2016 at the Dunedin Public Library, located at 223 Douglas Avenue, Dunedin, Florida.

Present were Board of Directors Tony Walton, Karen Blanchette, Bill Raymond, and Ben Nelson. Director Kathryn Vetter 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 6:00 PM. Tony Walton stated that the notice of meeting was posted more than 48 hours in advance of the meeting.

### **SECOND ORDER OF BUSINESS – MINUTES OF MEETING APRIL 4, 2016**

The minutes of the Board of Directors meeting held on April 4, 2016 were previously distributed and reading of the minutes was waived. Motion was made to accept.

*On Motion duly made by Karen Blanchette, seconded by Bill Raymond, the Board unanimously approved the April 4, 2016 minutes as submitted.*

### **THIRD ORDER OF BUSINESS- FINANCIAL REPORT**

The June 2016 financial statements were previously sent the Board of Directors for review. Kelley Cate gave a brief synopsis of the association's financial standing as of the end of June, 2016. Karen Blanchette asked what the reserves were slated for; Kelley Cate stated that the current reserves are titled deferred maintenance and generally would be used for something that is not routine maintenance. There being no other questions, June 2016 financial statements were approved as submitted.

Kathryn Vetter joined the meeting at 6:17 p.m.

### **FOURTH ORDER OF BUSINESS – MANAGER'S REPORT**

Kelley Cate reported the following:

- One new owner: 1021 Bluffs Circle: Jefferson & Jennifer Cox (formerly Nguyen)
- Aged Balance as of 7/30/16. Balance: \$1,120.51.

At this time Kathryn Vetter suggested waiving balances that were \$10.15 and below. Motion was made.

*On Motion duly made by Karen Blanchette, seconded by Tony Walton, the Board unanimously approved the waiver of balances \$10.15 and under.*

- 1080 Bluffs Circle: Owner is requesting waiver of \$95.95 in fees that accrued on the account due to their second quarter payment being overdue. \$82.50 of this amount is for a late notice sent in May and a 45 Day Notice of Intent to Lien sent at the end of June; remainder is interest and postage. After discussion, motion was made.

***On Motion duly made by Kathryn Vetter, seconded by Tony Walton, the Board approved the waiver of \$92.95 with Kathryn Vetter, Tony Walton, Ben Nelson, and Bill Raymond in favor and Karen Blanchette opposed. Motion carried.***

- Pond liability: Due to the land around and in the pond being individually owned, liability is on those owners rather than the association should something occur, though the association must maintain the stormwater system. As a preventative measure, an additional sign warning of local wildlife and not to feed them could be ordered and installed for around \$75.00 and put on the existing pole. After discussion, motion was made.

***On Motion duly made by Kathryn Vetter, seconded by Karen Blanchette, the Board unanimously approved the purchase of a sign for the pond.***

- Community Website: Caliber Web is now functional for the community and linked to the association's website. Log in account numbers can only be mailed to homeowners, so a letter can be sent to all owners with their personal information or a notice can be sent advising owners of how to request their credentials. At this time Tony Walton stated that he would like another newsletter to go out to the community, reminding residents to not park on curves in the road or over sidewalks.

Main page is also open to the public now; any information can be added if desired by the Board.

- Date for Community Picnic/Party needed; last year was held on September 19<sup>th</sup>. After discussion, it was determined to hold the picnic on October 8, 2016 from 4 p.m. to 7 p.m. Larry & Leslie Veins offered their yard again for the festivities. Discussion was held on cost. Motion was made to allocated \$350.00 towards the picnic.

***On Motion duly made by Ben Belson, seconded by Bill Raymond, the Board unanimously approved the expenditure of \$350.00 for the community picnic.***

## FIFTH ORDER OF BUSINESS- OLD BUSINESS

The following items were discussed under old business:

*Mailbox Alternatives.* Sarah Patrick presented examples to the Board of mailboxes that the ARB researched and presented them with their suggestion. It was agreed to adopt the mailbox presented at a cost of \$90.70, and to ask residents to paint their mailboxes all white moving forward if they are to just maintain their existing mailbox and post.

At this time it was agreed to bypass the update on Dunedin Commons and skip to new business.

## SIXTH ORDER OF BUSINESS- NEW BUSINESS

*2016 Annual Meeting.* It was announced that the next meeting will be the annual members meeting and election. Tony Walton stated that a few Board members terms will be expiring this year and new volunteers will be needed.

*Community Entrance Improvements.* Discussion was held regarding the community entrance plantings. Karen Blanchette suggested no longer using annuals and moving to something more permanent that will flourish in the beds. Motion was made by Bill Raymond, seconded by Karen Blanchette to allocate up to \$900.00 to redo the entrance landscaping. Motion carried unanimously.

*Fencing.* Discussion was held regarding the fencing along Scotsdale and how the association may benefit by updating the fence along that road. Kelley Cate stated that the association had at one point gotten a bulk price for owners to encourage them to replace the existing fence but received low response. No decision was made at this time.

*Dunedin Commons.* Ben Nelson provided the Board and members an update on the Dunedin Commons development; he stated that the plan for the apartments has spots for parallel parking on Scotsdale. He talked to the City Attorney who stated that he knew it was a bad street for this type of parking, and that it violated the agreement that the Developer has that stipulates parking. Discussion was held on the need to get an attorney to send a letter to the City on behalf of the association in an effort to get more attention to concerns. Motion was made.

***On Motion duly made by Karen Blanchette, seconded by Ben Nelson, to have the association's attorney send a letter to the City regarding concerns over Dunedin Commons development for a cost of no more than \$500.00. Motion carried with Karen Blanchette, Ben Nelson, Bill Raymond, and Kathryn Vetter in favor; Tony Walton voted against.***

**SEVENTH ORDER OF BUSINESS-  
HOMEOWNER COMMENTS**

There were no additional comments.

**EIGHTH ORDER OF BUSINESS-  
ADJOURNMENT**

There being no further business, a motion was made and duly seconded to adjourn the meeting at 7:52 P.M.

Accepted:

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

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

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