

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 January 20, 2016 at the Dunedin Public Library, located at 223 Douglas Avenue, Dunedin, Florida.

Present were Board of Directors Tony Walton, Kathryn Vetter, Bill Raymond, and Ben Nelson. Director Karen Blanchette was absent. Also present was Kelley Cate of Terra Management Services (arrived at 6:13 p.m.) 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 at least 48 hours in advance of the meeting. Due to traffic delays for Ms. Cate, it was decided to start the meeting with New Business.

SECOND ORDER OF BUSINESS – NEW BUSINESS

Dunedin Commons Update. Ben Nelson provided an extensive overview of what he and a group of Scotsdale members, as well as neighboring communities, have done to ensure that the ongoing Dunedin Commons Project moves in a way that benefits all residents and does not create traffic or security concerns. He stated that they had a presentation on December 17th that went very well and that a letter is being written as follow up that he will ask the President of Scotsdale to sign to send to the commissioners.

Aquatic Systems Lake Assessment Proposal. Kelley Cate stated present the proposal received for the lake assessment discussed at the Annual Members Meeting. The total cost would be \$1,185.00. Tony Walton stated that he has taken a visual inspection of the pond recently and believes that the issues the association was battling last year due to the actions of the City have been cleared up for the most part and does not believe that an assessment was necessary at this time.

After discussion, the Board agreed to postpone having a lake assessment done and asked that the lake servicer provide a current/basic pH report and to send them copies of the monthly reports. They also requested at this time for management to send another request to the City to clean up the rust stains left on the street from the line flushing and to put them on notice that they will be responsible for any lingering issues with the pond that was created by their actions. It was also requested to put a reminder in the next newsletter to owners about the need to ensure that their irrigation is working properly and not spraying into the street.

Mailboxes. A discussion was held regarding a change in the style of mailbox required for the association, and whether more than one style should be permitted or if only one style should be selected for owners to purchase when they replace their mailboxes.

There was also discussion on pricing and what would be reasonable for owners. It was suggested that Home Depot may be an option. Kelley Cate stated that a company that specialized in mailboxes would be the better option to ensure that the same style was available in future years, which is generally not the case with companies such as Home Depot.

It was determined that the ARB should review all options and made a recommendation to the Board at the next meeting.

Common Area- Penny Court. A discussion was held regarding the trees located in the common area on Penny Court and how they pose a potential threat of damage should they fail. The Board asked Kelley Cate to get in touch with the City arborist to have them make a determination on the health of the trees and advise if they may be a candidate for removal. It was also suggested that proposals be obtained to trim these trees in the meantime.

Motion was made by Tony Walton, seconded by Bill Raymond to move forward with getting tree trimming proposals. Motion passed unanimously.

**THIRD ORDER OF BUSINESS-
MINUTES OF ORGANIZATIONAL MEETING- October 5, 2015**

The minutes of the Organizational Meeting held on October 5, 2015 were previously distributed and reading of the minutes was waived. Motion was made to accept.

On Motion duly made by Ben Nelson, seconded by Bill Raymond, the Board unanimously approved the Organizational Meeting minutes as submitted.

FOURTH ORDER OF BUSINESS – FINANCIAL 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.
- Uncollected assessments/fees/fines/interest/work orders as of 12/31/15: \$656.42
- Updated violation list was distributed to the Board for review.

At this time it was reported that the tenants at 1340 Bluffs Circle continue to park a red car facing the wrong way in the street, and generally leaves it there all night. It was requested that a notice be sent to them with the rules and regulations of the association.

A discussion was held on redoing the welcome letter sent to new owners and what additional items to include as a reminder to them about the restrictions within the community. Kelley Cate will update the letter and redistribute it to the Board for review and final comments.

Kathryn Vetter asked about the current small balances on the account. Kelley Cate stated that most of them were due to interest charged for late payments. There also discussion regarding a past due balance for a previous owner at 1340 Bluffs Circle. It was suggested that the amounts could be written off and/or waived. Motion was made.

On Motion duly made by Kathryn Vetter, seconded by Bill Raymond, the Board unanimously approved the waiver of balances \$15.00 and under, and approved the write off of \$137.00 for the previous owner of 1340 Bluffs Circle.

**SIXTH ORDER OF BUSINESS-
HOMEOWNER COMMENTS**

There were no additional comments.

**SEVENTH ORDER OF BUSINESS-
ADJOURNMENT**

There being no further business, a motion was made and duly seconded to adjourn the meeting at 7:41 P.M.

Accepted:

By: _____

Title: _____

Date: _____