

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 3, 2017 at the Dunedin Public Library, located at 223 Douglas Avenue, Dunedin, Florida.

Present were Board of Directors Karen Blanchette, David Runkle, Bill Raymond, and Ben Nelson. 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 6:03 PM. Karen Blanchette stated that the notice of meeting was posted more than 48 hours in advance of the meeting.

SECOND ORDER OF BUSINESS – MINUTES OF MEETING January 9, 2017

The minutes of the January 9, 2017 meeting 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 January 9, 2017 minutes as submitted.

THIRD ORDER OF BUSINESS- FINANCIAL REPORT

The February 2017 financial statements were previously sent the Board of Directors for review. Brief discussion was held regarding the financials. There being no request for changes, motion was made to accept.

On Motion duly made by Karen Blanchette, seconded by David Runkle, the Board unanimously approved the February, 2017 financial statements as presented.

FOURTH ORDER OF BUSINESS – MANAGER’S REPORT

Kelley Cate reported the following:

- Aged Balance as of 3/30/17. Balance: \$18.18
- 1241 Penny Court: Owner has submitted a request for waiver of interest. Total \$11.53. After discussion, motion was made to waive the fees.

On Motion duly made by Ben Nelson, seconded by Bill Raymond, the Board unanimously approved the waiver of \$11.53

- Violation summary list was distributed previously. No questions.
- Entrance Landscape: Reported to the landscaper that there was a section suffering from a lack of water. Landscaper stated that the corner Lot’s irrigation used to hit that area, but was either no

longer being irrigated or that head was now absent. They tried to adjust the existing heads to cover the area. It was agreed to have the landscaper add another head to cover the area.

FIFTH ORDER OF BUSINESS- OLD BUSINESS

Repainting of Traffic Lines. Kelley Cate reported that she had contacted the City of Dunedin to repaint the lines at the stop sign(s). Was directed to a specific person in the department who stated that the streets are on a ten year annual plan and that he was not sure where Scotsdale was in the process, but would go through the community and would have more information in a few weeks.

Welcome Committee/Gift Ideas. Discussion was held regarding the welcome committee volunteers and the need to come up with ideas to include in a welcome package to new owners. At this time Ana Visschers volunteered to serve on the committee to assist. Motion was made.

On Motion duly made by Karen Blanchette, seconded by Bill Raymond, to appoint Ana Visschers to the Welcoming Committee for new owners. Motion carried unanimously.

Entry Signage Cleaning & Repainting. Karen Blanchette reported that she had received a proposal to clean and paint the signs for \$1,200.00, and that Kelley Cate had received a proposal to clean and paint the signs for \$675.00. Motion was made to accept.

On Motion duly made by Karen Blanchette, seconded by Bill Raymond, to appoint approve the proposal submitted for \$675.00 to clean and paint the entry signage. Motion carried unanimously.

SIXTH ORDER OF BUSINESS- NEW BUSINESS

Architectural Review Report. Vince Vercamen gave a small presentation regarding the architectural review board and stated that twenty-four applications had been approved already this year. He stated that they are still working on getting a process together to assist owners in gaining approval for projects.

Landscaping. Discussion was held regarding the easement outside of the community and the possibility of installing sod throughout the area. One quote was received by the landscaper as requested. After discussion it was requested that a walkthrough of the irrigation system be set up with the landscaper to determine if it will support new sod and it was also requested to obtain two more proposals.

Meeting Locations/Options. Karen Blanchette stated that she would like to hear suggestions of other locations to hold Board meetings to promote a social hour after the meeting and improve attendance. After discussion, no decision was made for a future Board meeting.

Board Vacancy. Karen Blanchette stated that with the resignation of Sarah Patrick from the Board of Directors there was a vacancy to fill. She stated that Mary Bruce had indicated an interest in serving on the Board and asked the Board to consider her appointment. After discussion, motion was made.

On Motion duly made by Ben Nelson, seconded by Bill Raymond, the Board unanimously approved the appointment of Mary Bruce to the vacancy on the Board of Directors, to serve as Director.

It was stated that her term will end at the next scheduled annual meeting.

Annual Corporate Report. Karen Blanchette reported that the annual corporate report had been filed by Terra Management Services.

2016 Tax Return. Karen Blanchette reported that the 2016 Tax Return had been prepared and signed.

Community Communication. Karen Blanchette presented the Board with information regarding Caliber Web, the Terra Management Scotsdale website, and a new website under development via a projector. She stated that she is working on having all links and information together on one page to assist owners.

SEVENTH ORDER OF BUSINESS- HOMEOWNER COMMENTS

Sarah Patrick stated that she would like to address the Board of Directors regarding her resignation. It was stated that the letter she submitted before the meeting would be given to the entire Board to review and that it would not be openly discussed at this time unless there was a request to reconsider the resignation. No such request was made.

There were no other comments.

EIGHTH ORDER OF BUSINESS- ADJOURNMENT

There being no further business, a motion was made and duly seconded to adjourn the meeting at 7:08 P.M.

Accepted:

By: _____

Title: _____

Date: _____