

# 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 7, 2017 at the Dunedin Public Library, located at 223 Douglas Avenue, Dunedin, Florida.

Present were Board of Directors David Runkle, Bill Raymond, and Ben Nelson and Mary Bruce also present was Regina Davidson of Terra Management Services and several homeowners. The Board introduced itself as well Regina Davidson as the new community manager.

### **FIRST ORDER OF BUSINESS - CALL TO ORDER**

The meeting was called to order at 6:02 PM

### **SECOND ORDER OF BUSINESS – OLD BUSINESS**

An open discussion of the community's overall appearance preceded, an update on the entrance sprinkler system was provided by Regina Davidson, CCR violations were discussed as well as a friendly reminder being sent to the community.

The stop sign striping was discussed as well as the speed limit for the community.

*On Motion duly made Ben Nelson, seconded by Bill Raymond, to appoint a Committee to approach the city with regards to speed limit. Motion carried*

Ben requested an update on the entrance sign painting and sprinkler repair. Regina reported that the sign has had 3 coats to date, flower would be replaced when begonias can be located, the sprinkler system has been repaired.

The Pump house lot was discussed as to what the City has done and will be done, Regina will contact Scotsdale Landscaper to see what a cost would be to maintain it between the city maintenance.

Penny Court discussion to possibly add reclaimed water and the cost of installation was presented to the Board.

*On Motion duly made Mary Bruce, seconded by Ben Nelson, to proceed with a committee to study the area of Penny court. Motion carried unanimously.*

### **FOURTH ORDER OF BUSINESS – SURROUNDING COMMUNITY**

Ben provided an update on the Townhome's, they are commencing to complete them as luxury townhomes. Discussion on how they it will affect the traffic flow in the future.

The triangle lot was minimally discussed, Ben researched, and it is labeled as a passive park

*On Motion duly made Ben Nelson, seconded by David Runkle, to proceed with a committee to meet with the city and assist in the park planning.. Motion carried unanimously.*

**FOURTH ORDER OF BUSINESS – NEW BUSINESS**

ARC – Sherry Nelson reported on the new procedures in place to expedite the Architectural Applications.  
Ben Nelson presented a brief description of the Scotsdale Bluffs site [www.Scotsdalebluffs.US](http://www.Scotsdalebluffs.US)  
Bes Nelson presented an update on the Lexington Development and possible impacts on the community, he will continue to monitor and keep the community appraised.

Mary Bruce discussed Security in the community with regards to cars not being locked and the community being aware of the surrounding communities.

The pond was discussed, algae was treated in May and will be treated again.

David Runkle reported on the Financials.

**FIFTH ORDER OF BUSINESS- MINUTES OF MEETING April 3rd, 2017**

The minutes of the April 3rd, 2017 meeting were previously distributed and reading of the minutes was waived.  
Motion was made to accept.

*On Motion duly made by David Runkle, 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.*

**EIGHTH ORDER OF BUSINESS- ADJOURNMENT**

There being no further business, a motion was made and duly seconded to adjourn the meeting at 8:17 P.M.

Accepted:  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_