

# 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 9, 2017 at the Dunedin Public Library, located at 223 Douglas Avenue, Dunedin, Florida.

Present were Board of Directors Karen Blanchette, David Runkle, Sarah Patrick, 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 October 3, 2016**

The organizational meeting minutes of the Board of Directors held on October 3, 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 David Runkle, the Board unanimously approved the October 3, 2016 minutes as submitted.*

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

The November 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 November, 2016. There being no request for changes, motion was made to accept.

*On Motion duly made by Karen Blanchette, seconded by Bill Raymodn, the Board unanimously approved the November, 2016 financial statements as presented.*

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

Kelley Cate reported the following:

- Updated violation summary list was distributed from November. December 2016 inspection was common area only per discussion with K. Blanchette. Next full inspection scheduled for January 16, 2017.
- Entrance signage: The two entrance monuments were cleaned/painted in March 2013 for \$472.50.
- Wildlife warning sign was installed at the pond.
- Entrance sign lighting: 2 monument fixtures replaced, 1 landscape fixture replaced, and 2 lamps in landscape fixtures replaced for \$358.00. Kelley Cate stated that this work was not yet paid for as the original request for a proposal and not repairs. After discussion, the Board agreed to approve payment.

*On Motion duly made by Sarah Patrick, seconded by David Runkle, the Board unanimously approved payment to Tardiff Electric for the electrical and lighting repairs.*

**FIFTH ORDER OF BUSINESS- OLD BUSINESS**

There was no old business to discuss.

**SIXTH ORDER OF BUSINESS- NEW BUSINESS**

*Architectural Review.* Discussion was held regarding the architectural review process and the color schemes that were currently in place. After discussion it was requested that samples from other communities be provided to review.

*Front Entrance Sign.* It was reported that the GFI’s on both sides keep tripping.

*New Owner Welcome Process.* Karen Blanchette suggested that the community create a welcome committee and package for new owners, to include information about the community and some “goodies”. Larry and Leslie Viens volunteered to serve on the committee as well as Sherrae Nelson. Motion was made.

*On Motion duly made by Ben Nelson, seconded by Karen Blanchette, to create a Welcoming Committee for new owners and to appoint Larry Viens, Leslie Viens, and Sherrae Nelson to serve on the committee. Motion carried unanimously.*

*City of Dunedin- Road Restriping.* It was requested that the City be contacted to redo the striping within the community.

*Community Garage Sale.* Discussion was held regarding the community garage sale and the process. Those involved will get together a date and signs for the community.

**SEVENTH ORDER OF BUSINESS-  
HOMEOWNER COMMENTS**

Vince Vercamen reported that the Mexican petunias at the entrance appear to be dry. Manager will have the landscaper check the irrigation in that area.

At this time a discussion was held regarding the easement outside of the community and killing off the weeds and planting sod. Manager will obtain a proposal for both.

**EIGHTH ORDER OF BUSINESS-  
ADJOURNMENT**

There being no further business, a motion was made and duly seconded to adjourn the meeting at 7:05 P.M.

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