

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 October 30, 2017 at the Dunedin Public Library, located at 223 Douglas Avenue, Dunedin, Florida.

Present were Board of Directors Karen Blanchette, David Runkle, Bill Raymond, 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. Regina gave a synopsis of her experience.

FIRST ORDER OF BUSINESS - CALL TO ORDER

The meeting was called to order at 6:46 PM

SECOND ORDER OF BUSINESS – OLD BUSINESS

Regina Davidson presented the management report to include an overview of the financials, an update on the community sales which consist of 2 new homeowners for 2017. Collections are exceptional with only 1 account on the Accounts Receivable report.

An overview on the community in general, covered the damages caused by Irma and possible assistance from FEMA. An update on the Pump house monthly maintenance, the city only maintains it monthly meaning it is cut monthly and trimming is 1 time a year. Terra has continued to request some additional cleaning and pruning to be performed. The City of Dunedin continues to state that the stop sign bar is on a schedule to be painted however they do not provide a date. A request was made for the name and number of the department to be forwarded to the Board.

Community Update: Karen Blanchette provided an overview of the ScotsdaleBluffs.us website, it is up and running, provides links to the ARB applications, covenants, contract, etc.

ARB: process application; Sherrae Nelson provided an overview of the process, the improvements implemented with a reduction in approval time from a month to within 24 hours, an updated report was provided to the Board.

Community projects: Sprinklers were repaired in July subsequently the common area lawn is much healthier; entrance signs were pressure washed and painted and the damaged plants were replaced. A brief discussion on the front entrance and possible improvements ensued with the conclusion that this would be discussed in more detail in the future.

Penny Court: Possible uses for the lot was discussed and the need for a committee to spearhead the improvements was discussed.

Development Committee: An update on the Triangle Park area was provided. The area was measured and inspected to determine the best plan as the parks division has this area as a passive park. A committee consisting of Bill Nelson, James Hancock, Paul Brunhammer and Bill Raymond will continue to explore possible plans and meet with the city to discuss.

Stop Bar: The lack of response from the City to the request of painting the bar and or providing a date was discussed as was the speed limit, Bill Raymond will contact the City to address the stop bar. The possibility of reducing the speed limit was discussed, this topic was brought up to the City prior with no resolution, the possibility of using “Drive like your Kids live here” signs was discussed. Terra to provide a sample of the sign.

Scotsdale Fence: The Fence was discussed with no resolution other than it needs to be researched to determine what is the best resolution.

Animal Waste: Violations in general were discussed, a “Friendly Reminder” was recommended as was any persons witnessing violations providing pictures if possible and forwarding to Terra. A brief discussion on other violations ensued, it is time that violations be issued. Tony Walton provided a list of items he felt needed to be addressed and a short discussion on holding off on roof and lawn violations caused by Irma.

Community Management: Board discussed the difficulties they have experienced as well as the needs of Scotsdale Bluffs as a community and services Terra’s offers as opposed to other companies and the services they offer. The Board will be actively looking at other companies.

THIRD ORDER OF BUSINESS – NEW BUSINESS

There being none at this time.

FOURTH ORDER OF BUSINESS- ADJOURNMENT

There being no further business, a motion was made and duly seconded to adjourn the meeting at 8:12 P.M.

Accepted:

By: _____

Title: _____

Date: _____