

# SCOTSDALE BLUFFS HOMEOWNERS ASSOCIATION, INC.

## MINUTES OF MEETING

February 20, 2018

The Regular Meeting of the Board of Directors of Scotsdale Bluffs Homeowners Association, Inc. was held on February 20, 2018 at the Dunedin Public Library, located at 223 Douglas Avenue, Dunedin, Florida.

Present were Board of Directors Karen Blanchette, David Runkle, Ben Nelson and Mary Bruce. Also present was Regina Davidson of Terra Management Services and 34 homeowners. A quorum was established.

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

The meeting was called to order at 6:05 PM

### **SECOND ORDER OF BUSINESS – APPROVAL OF MINUTES**

The minutes of the October 30, 2017 meeting were distributed to the Board of Directors. Regina Davidson asked if there were any changes needed to the minutes presented. There being one change the approval was tabled for revisions.

### **THIRD 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 no new homeowners for January 2018. Collections are at a minimum with only 6 accounts at 30 days.

Stop Bar: The lack of response from the City to the request of painting the bar and or providing a date was discussed, Regina to continue to contact the city for an update.

Penny Court: Regina advised she is meeting with new landscaper, will request that the trees be trimmed, and grounds be manicured, will walk the community to address any other items noted.

Irrigation: Regina scheduled to meet with Pipe Irrigation to inspect irrigation system and determine best schedule for ongoing inspections and repairs.

Pond: during the last inspection it was noted that the pond had an abundance of weeds and algae, this was treated 02/20/18 and will be treated once a month for the next 3 months.

Inspections: 65 Friendly reminders were sent out in the month of January, there has been and overall positive response from the homeowners.

### **FOURTH ORDER OF BUSINESS – NEW BUSINESS**

Karen Blanchette announced the resignation of the Secretary Bill Raymond.

*A Motion duly made by Karen Blanchette to appoint Mark Hamilton as Secretary, seconded by Ben Nelson, the Board approved the appointment of Mark Hamilton. Mark was contacted via phone and graciously accepted the position as Secretary.*

1260 Bluffs Circle – Regina contacted the City of Dunedin she has obtained an agreement that they will pressure wash and paint the pump house by March 5<sup>th</sup>.

Future 2018 meeting dates were announced; HOA Meeting April 2, July 2 and October 1.

Community Social event dates were chosen; Community Picnic is September 30, 2018, Garage sale is March 10<sup>th</sup>, Regina to assist in advertising.

Larry Vines reported on the back fence “MacAlpine” developer, homeowners have gained a small buffer of land as the fence is installed outside of the Scotsdale homeowner property line. The Scotsdale homeowners are not responsible for this fence.

Scotsdale Street fence issue was discussed in depth; 3 options were presented to the community.

- 1- **HOA Owned Fence;** This option is the most expensive to the community. There would be legal fees for counseling, drafting and filing amended Declaration of Covenants, legal fees to resolve issues that may arise with homeowner’s, expenditures for removal of existing fences and vegetation. Long term maintenance expense of the fence after installation. The positive outcome with this option is consistency of fencing along Scotsdale Street and improved curb appeal.
- 2- **Replace Existing Hedges;** The Board obtained several proposals to replace the existing hedges with a screen type hedge, the average cost of approximately \$11,000.00. This option is more cost effective as it would not require any legal fees or amendments to the existing Declaration of Covenants. This option would also provide consistency once the hedges mature however this would take several years before they matured.
- 3- **Do Nothing;** The HOA would not do anything and the individual homeowners would be responsible for replacing and or repairing their fence.

The floor was proceeded to an open discussion; a homeowner abutting Scotsdale street suggested that any decision be made when a larger number of the Scotsdale Street Homeowners were present. It was noted that this is possibly the largest number of homeowners ever to attend an HOA meeting with 34 people present. Audience posed questions on the proposed hedges, cost of removal. length of time to mature, additional expenses for sprinkler repairs and future maintenance cost. Questions posed on the type of fence to be installed, possible future maintenance as well as legal fees and why any legal council would be needed. Funding was discussed, installation of hedges would be most economical, fence would exhaust reserve funds and require a special assessment.

A show of hands was taken to get a feel for the wishes of the community:

<i>HOA Installation of Fence</i>	<i>10</i>
<i>Replace Hedges</i>	<i>14</i>
<i>Do Nothing</i>	<i>4</i>

*A Motion duly made by Karen Blanchette for installation of hedges, seconded by David Runkle, vote was 2-2 and did not carry. It should be noted that the Board member present by phone was not authorized to vote.*

*A Motion duly made by Ben Nelson to table decision to investigate options more in-depth, seconded by Mary Bruce, the Board voted 2-2 and did not carry.*

Ben Nelson provided a short update on the Triangle park space, the space will be a passive park, homeowners voiced their opinions of leaving it as is verses making a park out of it. The homeowner whose home abuts the space prefers it be left as is.

An update on the Architectural Review Board was provided, the average processing time is less than a week.

A quick overview of the ScotsdaleBluffs.us website was presented with and reminder that it links to Terra/Caliber and social media.

Ideas for the Welcoming Committee discussed such as HOA contacts, By-Laws, Declaration and a gift.

**FOURTH ORDER OF BUSINESS – ADJOURNMENT**

There being no further business, a motion was made and duly seconded to adjourn the meeting at 7:30 P.M.

Accepted:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_