

SCOTSDALE BLUFFS HOMEOWNERS ASSOCIATION, INC.

MINUTES OF MEETING

July 2, 2018

The Regular Meeting of the Board of Directors of Scotsdale Bluffs Homeowners Association, Inc. was held on July 2, 2018 at the Dunedin Public Library, located at 223 Douglas Avenue, Dunedin, Florida.

Present were Board of Directors Karen Blanchette, Sheila Frost, Mark Hamilton, David Runkle and Leslie Viens Also present was Regina Davidson of Terra Management Services and several homeowners. A quorum was established.

FIRST ORDER OF BUSINESS - CALL TO ORDER

The meeting was called to order at 6:00 PM.

SECOND ORDER OF BUSINESS – APPROVAL OF MINUTES

Approval of the April 2, 2017 meeting minutes were deferred until next meeting and the meeting minutes of the May 2, 2018 meeting were approved.

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 three new homeowners for 2018. Collections are at a minimum with only 4 accounts at 30 days.

Stop Bar: has been painted,

Pond: Treated on 06/11/18 for abundance of algae and weed growth.

Inspections: Friendly reminder and compliance letters continue to go out, there has been and overall positive response from the homeowners.

FOURTH ORDER OF BUSINESS – NEW BUSINESS

Karen Blanchette presented slides show to cover:

- Board Appreciation – Karen presented Ben Nelson, Bill Raymond and Mary Bruce.
- Declaration of Covenants – Advised the latest amendment as well as community documents can be found on Caliber. Board requested all documents updated and in one form, Regina Davidson explained the HOA Documents are coming up on the 25 year limit and it would be more advantageous for the community to update all docs and combine amendments at the same time. Determined at present the docs will be marked with changes and notes then saved as an UNOFFICIAL package on the Scotsdale Website.
- HOA Management Contract – a discussion of the current contract and investigating what the community needs. It was agreed that the community will review current changes and options available to them. Regina Davidson explained that Board should hold a special meeting to review proposals.
- Making a difference in the community – the Board thanked homeowner Vinny for cleaning the community stop signs. Regina is to reach out to the City of Dunedin to request streets be resurfaced and to provide the BOD the contact person for this.

On a Motion duly made by Leslie Viens, seconded by Sheila Frost, the Board unanimously approved Moving forward with two doggie waste signs and 2 pond signs.

Trash cans were discussed, members are asked to place cans out of view from neighbors. The possibility of requesting the city to replace the community road signs and post to a more pleasing style. Street lights discussed that it will be expensive to change out and will be looked at in the future.

- Community signs, Regina is to look at cost for of sign both aluminum and dimensional signs, 2 for pond and 2 for pet waste and to reach out to the city in reference to the signs and repaving of roads.
- Private fence compliance discussed, the need for owners to step up and maintain the property. Board would like compliance inspections to be more assertive in all areas.
- A discussion on the appearance of the front entrance took place, previous proposals as well as previous options discussed. The board agreed to pursue applying for grant from the city to replace the monument sign.

On a Motion duly made by Leslie Viens, seconded by Sheila Frost, the Board unanimously approved moving forward with replacing Scotsdale Street hedges as well as move forward with application for grant from City to replace Monument sign.

- A discussion on the current Assessments and the possibility of increasing for the 2019 budget, Regina to advise Board of restrictions on annual increase of assessments.

On a Motion duly made by Leslie Viens, seconded by Karen Blanchette the Board unanimously approved increasing the 2019 Assessments by \$10.00 additional a month as long as it does not conflict with the Community Documents.

- Welcoming Committee was discussed and information that is advantageous to include in the package.
- ARB Committee – Sherrae Nelson provided a report, average turn around time is 3.3 days.
- Compliance Committee, the need for a compliance committee was discussed as well as the needs to fine.

FOURTH ORDER OF BUSINESS – ADJOURNMENT

There being no further business, a motion was made and duly seconded to adjourn the meeting at 7:25 P.M.

Accepted:

By: _____

Title: _____

Date: _____