

Scotsdale Bluffs Homeowners' Association, Inc.
Board of Directors Meeting
Minutes

April 1, 2019 at 6:30 PM

I. Call to order

Leslie Viens made a motion to call to order the Board of Directors Meeting at 6:30 PM on April 1, 2019 at Sea Sea Riders Restaurant, 221 Main St, Dunedin, FL 34698.

II. Roll call

The following persons were present:

Blanchette, Karen – President
Viens, Leslie – Vice President
Runkle, David – Treasurer
Kidd, Jenny – Community Manager
Kazempour, Lisa – Administrative Assistant (scribe)

III. Approval of minutes from last meeting

Leslie Viens made a motion to waive the reading of the minutes from the last meeting, seconded by Karen Blanchette. No opposition, motion carried. Leslie made a motion to approve the minutes from the last meeting, seconded by David Runkle. No opposition, motion carried. The minutes were approved as submitted.

IV. Managers' Report

- a) Collections – Jenny Kidd reported that there were no outstanding balances as of the end of February.
- b) Violations – Jenny Kidd reported that overall the community is in pretty good shape and there are no active or recurring issues at this time to report.
- c) Common Area Condition – Jenny Kidd reported that front entrance has been worked on and that the City of Dunedin has been working on the sidewalks. A sign has been installed by the pond and power washing is currently in process. A quote has been obtained to repair the timbers by the front entrance sign. Bushes are going to soon be installed along Scotsdale Street but no exact date at this time. Property inspections are being done twice a month.
- d) Next Board meeting – Set for July 1, 2019 at 6:30 pm with the location to be determined. Jenny Kidd noted that she will be on vacation July 8-12, 2019.
- e) Architectural Review Board – Chairperson, Sherrae Nelson, was not present to provide a report to the Board but her husband, David, stated overall there has been good turnaround time on recent submissions.

V. New business

- a) New Secretary – Karen Blanchette made a motion to appoint a Board Secretary, Chang Park, seconded by Leslie Viens. No opposition, motion carried.

- b) Annual Yard Sale & Picnic – Normally the community yard sale is held in the spring and the picnic is held in the fall. The yard sale was tentatively set for Saturday, May 18, 2019 and this will be posted on social media to get feedback from owners as to if the date will be agreeable to the majority. The fall picnic is tentatively scheduled for the first weekend in October, which would be Saturday, October 5, 2019 or Sunday, October 6, 2019.
- c) Paving Streets – Jenny Kidd has been trying to get on the City’s agenda to determine when the streets could be paved. Jenny will continue to work to get a response from the City of Dunedin.
- d) Hedges/Sign Lighting – Hedges project is starting. HOA is responsible to maintain the sign lights which are approximately twenty years old. Consideration is being made to the front entrance lighting and continuing to do minimal repairs until a decision is made about updating the entire front entrance (which would include the sign lighting system). Leslie Viens requested that Jenny Kidd ask the landscapers to remove the dead plants and Jenny said she would speak to them about that.
- e) Daniella Nessen, not present, was appointed as the third member of the Architectural Review Board.
- f) Unsure if meetings will continue to be held at Sea Sea Riders Restaurant at this time.
- g) Karen Blanchette introduced Jenny Kidd and Lisa Kazempour to the owners present at the meeting.
- h) New HOA Sign – Leslie Viens felt new quotes for a new sign are needed. Karen Blanchette expressed that she really liked the Dunedin Commons sign. Jenny Kidd will work to see if she can find out who did their sign and if the cost would fall within the budget. Board requested that Jenny Kidd obtain quotes by September 2019 then submit to the City of Dunedin a match proposal. Discussion was to try to keep with local vendors for quotes, if bids are good and reasonable. Ideas will be posted to social media and solicited from other homeowners.
- i) Scotsdale HOA Website – Karen Blanchette explained why it was important for the HOA to maintain their own site, apart from the site Ameri-Tech might provide in the future and that would be so that the HOA would always have control over the content, regardless who the management company would be. Karen demonstrated each part of the website and where to find different information.

VI. Adjournment

Leslie Viens made a motion to end the meeting at 7:24 PM, seconded by David Runkle. No opposition, meeting adjourned.

Minutes submitted by: Lisa Kazempour