

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

July 1, 2019 at 6:30 PM

I. Call to Order

Karen Blanchette made a motion to call Board of Directors meeting to order at 6:30 PM on July 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
Schultz, Sheila – Director
Park, Chang – Director
Colettis, Phil – Ameri-Tech Director of Operations
Kazempour, Lisa – Administrative Assistant (scribe)

III. Approval of Minutes

David Runkle made a motion to waive reading of the minutes from the last meeting and approve the minutes, seconded by Sheila Schultz. No opposition, motion carried. The minutes were approved as submitted.

IV. Manager's Report

- a) Collections – Phil Colettis reported that there are four accounts that have been sent to the attorney with one owner having made a partial payment and not yet sent to the attorney. Leslie Viens made a motion to accept the Balance Sheet, seconded by David Runkle. No opposition, motion carried. Balance Sheet accepted as presented. Leslie made a motion to write off any balances below \$25, one time. Brief discussion for clarification ensued. David Runkle seconded motion to waive balances less than \$25. No opposition, motion carried.
- b) Violations – Phil Colettis provided the Board with a current list of open violations. Karen Blanchette stated that over all the community has been doing a good job and thanked the owners present at the meeting for all of their hard work. There are a few owners that the Board is working with to get them to comply on some issues but overall there has been a noticeable improvement in the community.
- c) Common Area Condition:
 - a. Wall has now been painted and lights installed on sign. Leslie Viens recommended to go back to Dunedin Electric who installed the lights to get quotes for shadowboxes to reduce the glare for traffic safety as a redirect of the lights would not solve the glare.
 - b. Karen Blanchett requested owner's provide input and suggestions for a new sign at the front entrance. Discussion about the tree and wall needing to be taken into consideration when obtaining quotes and deciding on a design was noted. All three of

the vendors bidding for the front sign project have been contacted to include landscaping in with the bid.

- c. The City of Dunedin has now levelled up the sidewalks that had lifted and there are no others noted to need levelling at this time. A handrail had also been installed.
- d. Phil Colettis stated that the current landscape vendor, Asset Lawn Care, will be providing bid for perennials to front entrance landscaping and anticipated to be around \$300-400.
- d) Next Board Meeting is waived and instead will be our Annual Meeting on Monday, October 7, 2019 at 6:30 PM. Leslie recommended the meeting be held at Ameri-Tech's office instead of at Sea Sea Riders. Board was in agreement. Board was reminded that Jenny Kidd will be on vacation July 8-12, 2019.
- e) Architectural Review Board – Chairperson, Sherrae Nelson indicated that there was nothing new to report. Karen Blanchette made a point to thank the ARB for all their hard work and let the owners know that the ARB committee meets weekly to review open requests.

V. Old Business

- a) Pavers – After an open discussion between the Board and owners present at the meeting, the Board agreed that there is enough interest in moving forward with additional discovery about how to proceed. Karen Blanchett noted that the ARB needs to be the one to lead the discovery process. Napoleon “Ben” Nelson agreed to contact the City of Dunedin to obtain their guidance and input. Phil Colettis spoke up to be careful in how the Association proceeds with the paver option for owners as the Association would not want to become liable for things they shouldn't be liable for. Some of the potential issues and concerns mentioned during discussion would become the owner's liability and the Association did not need to get involved.
- b) Mailboxes – Karen Blanchett presented an example of what a recreated mailbox post would look like with the contractor who has agreed he is able to recreate the original design for the mailbox posts. The unpainted posts would cost \$300 and a painted post would be \$400 for the contractor to do but the Board is not requiring owners to utilize the contractor, just making his information available for those who are interested. David Runkle stated that it takes about 4-6 weeks for the posts to cure before they can be painted. The Board discussed what would be in the best interests of the community to keep costs down for owners and it was decided to allow grooves or no grooves on any recreated posts and to make the standard color be “Base White”. The Board agreed to allow the mailbox posts with grooves not to have to paint or stain the grooves and just leave them natural. Leslie Viens noted that there also needed to be consistency with the size and color of address numbers, but nothing was discussed further, or any decision made on the address numbers. Leslie made the motion for mailboxes and posts to be “Base White” with no requirement to paint or stain the grooves, seconded by Sheila Shultz. No opposition, motion carried.
- c) Street Paving – Jenny Kidd has consistently called the City of Dunedin every month to make sure that the Association's streets get on the agenda to be paved and Karen Blanchett happily reported that the City of Dunedin has confirmed that Scotsdale Bluffs streets will be paved starting sometime around October 2019.

- d) Hedges – Karen Blanchett reported that the new hedges have been installed along the fence line and it will take about 18 months before they become a barrier. She also indicated that the irrigation has also now been fine tuned for the hedges.
- e) Front Entrance Repairs – Railroad ties need to be replaced and lights need to be replaced, however, the Association does not wish to expend a lot of money since the Board is looking to completely redo the front sign and landscaping.
- f) Mulch – Leslie Viens mentioned that it had been probably long enough since the hedges were installed to start getting bids for mulch. Discussion ensued about what type of landscape material to use. Traditional mulch was mentioned as attracting cockroaches very easily. It was also mentioned that traditional mulch requires being replaced frequently. Another idea mentioned was to utilize rubber mulch, but environmental concerns determined this to not be a viable option. A landscape material of white marble chip rocks was then suggested, and the Board agreed. An owner mentioned that there is a serious drainage issue in front of either 1320 or 1330 Scotsdale St that has caused deep ruts that need to be addressed before installing any new mulch and the Board agreed that the root cause of the ruts needed to be addressed before installing a new landscape material.
- g) Front Entrance Sign Grant – Karen Blanchett discussed that there has been a copious amount of ideas presented but there is a time sensitive deadline in order to qualify for the grant so please submit and suggestions or ideas as soon as possible. It was also brought up that when the new designs are being considered, the sign needs to be set back some.
- h) Welcome Committee – Karen Blanchett thanked Tony & Laurie Walton for volunteering, but Karen would like to see additional volunteers to assist Tony & Laurie. Lisa Kazempour mentioned that at another community they utilized two court captains and Karen Blanchett agreed that this was a good idea.
- i) Social/Social Media Committee – Karen Blanchett extended an invite for someone to manage the Association’s Social/Social Media Committee, so, to please reach out to her and let her know if you are interested.

VI. Adjournment

Karen Blanchett made a motion to adjourn the meeting at 7:34 PM, seconded by David Runkle. No opposition, meeting adjourned.