

**Scotsdale Bluffs HOA**  
**Meeting Minutes**

When: January 28, 2020

Time: 7:00 PM

Where: Seas Sea Riders, 221 Main St, Dunedin, FL 34698

**Call to Order**

- The meeting was called to order by Karen Blanchette at 7:02 PM.

**Establish Quorum**

- A Quorum of the Board was established:
  - Karen Blanchette – Present
  - Wilfred Garcia - Present
  - Rachel Wagoner - Absent
  - David Runkle - Present
  - Kathryn Vetter – Present
  - Jenny Kidd (Property Manager) - Present

**Notice of Meeting**

- A notice of the meeting was posted 48 hours in advance, per Florida Statute.

**Approve Minutes of Last Meeting: November 26, 2019**

- A motion was made by David Runkle to approve the November meeting minutes as presented, he was seconded by Wilfred Garcia, and it was unanimously approved.

**Review & Accept Accounting and Balance Sheet for December 2019**

- A motion was made by Wilfred Garcia to accept the financial reports as presented, he was seconded by David Runkle, and it was unanimously approved.

**Manager's Report**

- Collections
  - Currently, there is one account delinquent over 60 days. \$240.00 is the total amount due for this unit. Reminder statements are sent every month.
    - The property manager will give a courtesy call to remind the homeowner that there is a past due balance.
  - The Board discussed calling any delinquent homeowner once they are 90 days behind. A motion was made by Karen Blanchette to institute a new process with delinquent homeowners. Before the 90-day mark, if the delinquency has not been resolved, the management company a phone call will be made, she was seconded by Kathryn Vetter, and it was unanimously approved.
- Violations
  - Jenny Kidd, Property Manager, could not update the violation list because of equipment failure.
  - There is still an issue with a fence having mismatched slats; the fence is not being maintained. The Association documents have been changed regarding fences. A fence is not mandatory. However, if the homeowner already has an existing

wooden fence, they must maintain it. If the fence needs to be replaced it must be white vinyl.

### **Old Business**

- Discussion of Community Entrance
  - The Board discussed several bids to replace the sign at the entrance of the property. Two designs were presented at this meeting.
    - Dunlop Signs quoted \$11,262.00 for two signs. This quote does not include removal of the old signs, installation, or landscaping.
    - Another company quoted \$27,522.44 for the entire project. This would include the cost of the two signs, removal of the old signs, installation, and landscaping.
  - The Board favors Dunlop's design but would like more options and would like the Property Manager to get more bids from different companies. A motion was made by Karen Blanchette to get three additional bids that fit the model and style that the Association wants, she was seconded by Kathryn Vetter, and it was unanimously approved.
- Status of Street Paving
  - The city told the Property Manager that they will have a schedule for street paving within the week. The city will give 48 Hour notice before starting the project.
- Landscaping Company
  - There are three bids for a new landscaping company.
  - A motion was made by Wilfred Garcia to approve the Dyron's Lawn Care LLC bid, he was seconded by Kathryn Vetter, and it was unanimously approved.

### **New Business**

- ARB Committee Update
  - Monique Sever gave the update. There have been three new home improvements since November; a painting, a new fence, and a new roof.
  - Ideas were discussed on how to inform homeowners of the ARB application process.
- Compliance Committee
  - This Committee has not been formally established yet.
- Committee Terms
  - The Committees serve at the pleasure of the Board.
  - There needs to be an expectation that these positions are not permanent.

### **Homeowner Input**

- Can we have a Yard Sale independently?
  - The Board will double check the Rules & Regulations to answer this question.
- What is the process for asserting formal legal action against another homeowner we suspect of a violation?
  - It has been suspected a home is being used for Airbnb. Documentation must be provided to validate this suspicion. Once documentation is provided then action can be taken.

- Can we get more plants in front of the new fence at the corner?
  - A vote must take place to put more plants in front of the fence.
  - A motion was made by Karen Blanchette to approve spending \$700.00 on buying, planting, and fertilizing six additional plants, she was seconded by Kathryn Vetter, and it was unanimously approved.
- The Board would like to remind all homeowners to use the form on the Association website to submit questions or concerns they may have. These issues will then be discussed at the next Board meeting. The website is [ScotsdaleBluffs.us](http://ScotsdaleBluffs.us).

### **Adjournment**

- A motion was made by Karen Blanchette to adjourn the Board Meeting at 8:10pm, she was seconded by Wilfred Garcia, and the motion was unanimously approved.