

Scotsdale Bluffs HOA
Meeting Minutes

When: June 30, 2020

Time: 7:00 PM

Where: Zoom Meeting

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 - Present
 - 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: January 28, 2020

- The minutes will be approved at the next Board Meeting.

Review & Accept Accounting and Balance Sheet for May 2020

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

Manager's Report

- Collections
 - Presently, there are no homeowners that are over 90 days delinquent.
- Violations
 - There is still an issue with a fence having mismatched slats. There have been some repairs. This continues to be an ongoing issue.

Old Business

- Front Entrance
 - A style needs to be selected and to find more bids to replace the monument, the retention wall, and the decorative landscaping.
 - There was discussion about possible city programs that would pay a portion of this project. More research would need to be done to see if this is possible.
 - A survey will be added to the website to get homeowners input about styles and possible manufacturers.
- Status of Street Paving
 - The street paving has been completed. Thank you to those who pitched in to help with this process.
- Landscaping Company
 - The new company, Dyron's Lawn Care LLC, is doing an excellent job.

- Penny Court
 - According to the city and code enforcement, an ugly fence is not a code violation.
 - MacAlpine's fence has been an ongoing issue and because of the city, MacAlpine is doing the bare minimum to maintain the fence.
 - There was discussion about planting hedges or wildflowers to cover the fence up, so it would be less of an eyesore.
- Airbnb
 - The Board was told that a homeowner was renting their property on Airbnb
 - The Board searched the internet for this property for verification. No such verification could be found.
 - The Board asked for verification from those reporting the issue; none was provided.
 - The Board President visited the home and spoke directly to the homeowners, told them there was a complaint, and asked them about it. They denied ever having posted on Airbnb nor short rented their property.

New Business

- There has been more communication through electronic means, now more than ever.
 - Remember that the community has a Facebook page.
 - Please try to attend these Zoom Meetings.
 - Please update your email address so each homeowner can receive pertinent correspondence.
- There has been an issue with homeowners not picking up after their dogs. Please help to create a welcome and environment and clean up after your dogs.
- Each homeowner needs to address certain issues on their property:
 - Black Sidewalks
 - Trash Cans in View
 - Fences Falling Apart
 - Grass Not Edged
- ARB Report
 - The HOA needs to enforce the application process. Please visit <https://www.scotsdalebluffs.us/arb> to view the ARB rules.

Homeowner Input

- A homeowner provided a link for applying for the grant, through the city of Dunedin, on the front entrance: <https://www.dunedingov.com/home/showdocument?id=3020>
- There are five raccoons near Penny Court. Is there a possibility to get these vermin removed from the property?
- Could the Association hire a company to fertilize the property?
 - The Lawn Care Company stated that this should be done in the Spring and in the Fall.
- The Association would like to Welcome all new neighbors to the Community.
- 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.

Adjournment

- A motion was made by Karen Blanchette to adjourn the Board Meeting at 7:51 pm, she was seconded by Wilfred Garcia, and the motion was unanimously approved.