

Scotsdale Bluffs HOA
Meeting Minutes

When: April 5, 2022

Time: 6:00 PM

Where: Zoom Meeting

Call to Order

- The meeting was called to order by Kathryn Vetter at 6:04 PM

Establish Quorum

- A Quorum of the Board was established:
 - Kathryn Vetter – Present
 - Karen Blanchette – Present
 - David Runkle – Present
 - Kathy Tolleson - Present
 - Jenny Kidd (Ameri-Tech Representative) – Present

Notice of Meeting

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

Approve Minutes of Last Meetings: January 4, 2022.

- A motion to approve the minutes was made by David Runkle, seconded by Kathryn Vetter. Minutes were approved unanimously.

Review & Accept Tentative Accounting and Balance Sheet for March 2022.

- There are five accounts at the 60 day mark.
- There is over \$50,000.00 in the operating account and over \$48,000.00.

Manager's Report

- Property inspection happened last week.
- 2022 meeting dates are August 2nd and October 5th. Information with the Zoom information has been posted on the website. Email campaigns have been scheduled.

Old Business

- Progressive Dinner
 - There was discussion of having a progressive dinner in the community. There have been two people that have shown interest to host the dinner.
 - Jenny will send an email out before the next board meeting to see what kind of interest there might be in people attending and additional hosts for the dinner.
 - The dinner will happen some time in September, a date will be determined at next meeting.
- Front Entrance
 - Karen Blanchette presented a PowerPoint presentation of the proposed new front entrance. The new stone brick retaining walls have been designed to give more visibility. The new metal signs will be marine grade aluminum and will not rust. The signs will be lit from behind. There will also be additional landscape lighting added including light for the oak trees. There will also be new landscaping installed at the signs to compliment the project.
 - A separate proposal for the retaining wall along Penny Court was also obtained.

- A proposal for \$56,700.00 by Eden Nursery and Modern Metal signs for the refresh of the front entrance was presented to the board. Included in the proposal are new signs, new landscaping, and a new retaining walls at the front and along Penny. Kathryn Vetter made a motion to complete all work at \$56,700.00 and include a \$3,300.00 contingency for any unforeseen expenses. Total cost of project not to exceed \$60,000.00. David Runkle seconded. Motion was approved unanimously.
- Residents at the meeting expressed their excitement over the project. It was mentioned that a letter should go to the residents of the community to warn of the upcoming construction. It was also mentioned that the contractors should not park near the entrance while the work is being completed.
- It was also mentioned that the City of Dunedin may have a grant program. Jenny said she would investigate the possibility of obtaining a grant.
- Rules update
 - The updated rules that were edited by the board will be presented at the next board meeting in August for approval.

New Business

- Spring Garage Sale
 - It was mentioned that residents had asked about a spring garage sale. The board decided as it was not an expensive endeavor to advertise, they would have a spring garage sale. The sale date was set for May 7, 2022.
- Pond Aerator
 - Karen Blanchette, David Runkle and Jenny Kidd met with Solitude Ponds to discuss the aerator for the pond. The aerator will keep the pond healthy for longer and is solar powered. The solar panel will be behind the trees around the pond and out of view.
 - David made a motion to approve the proposal of \$7,086.00 for two solar panels, a compressor, aluminum cabinet for mechanical workings, three aerators and labor. Kathryn seconded. Motion passed unanimously.

Open Forum

- There was a discussion of having an additional in person meeting next year. April and October will be in person next year and January and August will still be via Zoom. The preferred location for in person meetings is the pavilion at Scotsdale Park.

Adjournment

- A motion was made by Kathryn Vetter to adjourn the Board Meeting at 6:45 pm, she was seconded by David Runkle, and the motion was unanimously passed.