

Scottsdale Bluffs HOA
Board Meeting Minutes

When: January 18, 2024

Time: 6:00 PM

Where: Zoom Meeting

Call to Order

- The meeting was called to order by Kathryn Vetter at 6:17 PM

Establish Quorum

- A Quorum of the Board was established:
 - Kathryn Vetter – Present
 - David Runkle – Present
 - Kathy Tolleson – Present
 - Peter Glushko - Present
 - Jenny Kidd (Ameri-Tech Representative) – Present
- A Quorum of the Membership was not established.

Notice of Meeting

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

Approve Minutes of Last Meetings: July 2023

- A motion to approve the minutes was made by Kathryn Vetter and Peter Glushko seconded. The minutes were approved unanimously.

Review Financials

- The community ended 2023 with about \$30,000.00 in the operating account.
- There are a few residents past due, but this is not entirely unusual at this point in the quarter. Jenny will keep the board appraised of the delinquencies.

Manager's Report

- Violation report was minor, next inspection is August 10th.
- Budget Workshop to be on August 23rd at 3 PM via Zoom.

Old Business

- Nothing at this time

New Business

- Rules and Regulations Approval
 - These Rules and Regulations were sent to all unit owners days in advance.
 - The language to be added: Hurricane shutters may be attached to the home no more than 7 days before a named storm. Hurricane shutters must be removed 14

days after the storm has passed. If you should need to keep your shutters up for an extended period of time due to an absence, the board will need to be contacted for approval. An estimated start and end date will need to be included in this request.

- Dave Runkle made a motion to approve the Rules and Regulations, Kathy Tolleson seconded. All were in favor, the motion passed.
- Bulk Cable
 - It was decided that the board did not want to pursue a bulk cable contract.

Open Forum

- Ben Nelson brought up the fact that the bushes at the front of the sign have died.

Adjournment

- A motion was made by Kathryn Vetter to adjourn the Board Meeting at 6:35 pm, she was seconded by David Runkle, and the motion was unanimously passed.