

Scotsdale Bluffs HOA
Board Meeting Minutes

When: July 18, 2024

Time: 6:00 PM

Where: Zoom Meeting

Call to Order

- The meeting was called to order by Kathryn Vetter at 6:02 PM

Establish Quorum

- A Quorum of the Board was established:
 - Kathryn Vetter – Present
 - David Runkle – Present
 - Peter Glushko - 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:

- A motion to approve the minutes from the April 18th board meeting was made by David and Peter seconded. The minutes were approved unanimously.

Review Financials

- There is one account 90 days past due.
- The Operating Account has a balance of \$29,156.92 and the reserve account has a balance of \$11,339.95.

Manager's Report

- Review of new HOA Laws
 - Hurricane Policy is required. Jenny is going to check the current language of the documents.
 - Records Retention Policy is required. The board asked for the attorney to create a policy.
 - The Fining Process will need to be reviewed by the attorney
 - Board Member Education will be a must, starting this year.

Old Business

- Aerators
 - A proposal was provided for \$1,500.00 for the annual maintenance of the pond aerators. The board decided it was not required at this time.

New Business

- Annual and Budget Meeting Planning
 - Kathryn and David will review the draft budget with Jenny on September 4th.

- The annual meeting will be October 17th at 6 PM at Scotsdale Park.
- Pressure Washing the front sign
 - Kathryn made a motion to get the front walls and signs cleaned as long as it was \$200.00 or less. David seconded. All were in favor.

Adjournment

- A motion was made by Kathryn to adjourn the Board Meeting at 6:32 pm, she was seconded by David, and the motion was unanimously passed.