

The Ridge at the Bluffs Homeowners Association, Inc.

Board of Directors Meeting Minutes

April 19, 2017 – 6:30 p.m.

Location: 215 Cape Pointe Circle, Jupiter, FL 33477

Determination of Quorum: Board members present were Mark Deluccia, Nicole Crain and David Uhlfelder. Also present Lisa Sullivan, LCAM from Campbell Property Management. Mary Jo Petterson was not present.

Call to Order: Vice President, Mark Deluccia called the meeting to order at 6:35 p.m.

Nicole Crain made a motion to accept the meeting meetings from February 15, 2017 as written. The motion was seconded by David Uhlfelder which carried unanimously.

Nicole Crain added a resolution to the agenda stating the Board would like to express their condolences to Mary Jo for the loss of her mother.

Manager's Report: Lisa Sullivan gave the Manager's Report

Treasurer's Report – Nicole Crain reported on the financial statements for period ending March 31, 2017.

New Business –

1. Resident request – 319 Ridge Road. **After discussion on the request for the HOA to pay the homeowners excessive water bill David Uhlfelder made a motion to decline the homeowners request. The motion was seconded by Nicole Crain and passed unanimously.**
2. New umbrella's & pool/tennis furniture – **After discussion Mark Deluccia made a motion to replace 4 umbrellas with better bases, 16 chairs & 2 tables or adjusted as deemed necessary. The motion was seconded by Nicole Crain, David Uhlfelder voted against this motion. Motion passed.**
3. Doggie Stations – **after discussion regarding cost and placement of doggie waste stations Nicole Crain made a motion to not to install doggie waste stations. The motion was seconded by David Uhlfelder which passed unanimously.**
4. Common Area repairs – Knoll, way, Dunes Edge & Cape Pointe. After discussion all members agreed to have the Property Manager obtain estimates to make repairs to these common areas including proper irrigation and to be presented to the Board at a later date.
5. Painting of fences around lakes and preserves – **after discussion David Uhlfelder made a motion to have the property manager obtain quotes for painting the exterior section of the metal fences around the lakes stating the interior fences would be the homeowner's expense. The motion was seconded by Nicole Crain which passed unanimously.**
6. Purchase a pressure cleaner – **After discussion Mark Deluccia made a motion to spend up to \$1,400.00 on a commercial grade pressure cleaner. The motion was seconded by Dave Uhlfelder which passed unanimously.**

7. Update the video surveillance system – The manager informed the board that although the cameras were working the program to record was not. **Mark Deluccia made a motion to purchase an updated program for the surveillance system with a spending cap of \$2,000.00. Dave Uhlfelder seconded the motion which passed unanimously.**
8. Policy on replacement of plants/sod on home fronts – **After a discussion Mark Deluccia made a motion to have the Association replace original plant material and sod as needed at the discretion of the property manager. With cost not to exceed the current budgeted amount for Landscape Improvements. The motion was seconded by David Uhlfelder which passed unanimously.**
9. FOB's for bathrooms – **After discussion Nicole Crain made a motion to spend the additional \$500.00 to the original contract needed to add the FOB's to the restrooms. The motion was seconded by Mark Deluccia which passed unanimously.**

Committee Reports

ACC Committee: Judi Collins reported on the applications approved and denied, all standard requests.

Open Forum - All questions were addressed.

With no further business Mark Deluccia made a motion to adjourn the meeting with all in favor the meeting was adjourned at 8:25 pm.

Respectfully Submitted,

Lisa Sullivan, LCAM

For and on Behalf of the Board of Directors

APPROVED: May 21, 2017