

Ridge at the Bluffs Homeowners Association, Inc.
Board of Directors Meeting Minutes
February 16, 2016 - 6:30 P.M.
Location: 215 Cape Pointe Circle, Jupiter, Fl. 33477

Determination of Quorum: Board members present were Patti French, Judi Collins, Mary Jo Petterson and David Doyle-which established a quorum. Patti Padron, Property Manager was not present.

Call To Order: President, Patti French- called to order at 6:30 P.M.

Meeting Minutes: The Board reviewed the meeting minutes from January 19, 2016, Board Meeting. Judi Collins made the motion to accept the January 19, 2016 Board meeting minutes as written. Motion was seconded by Mary Jo Petterson which carried unanimously.

Manager's Report: David Doyle gave the Manager's Report in Patti Padron's absence.

- 24 Landscape work orders completed by CPM
- 23 Irrigation work orders done
- Leaning Palm Tree on Bluffs Blvd. removed
- Sod replacement has resumed to home-fronts and common areas
- Sea Grapes trimmed behind the Bluffs sign on US One & Marcinski Rd.
- 2nd Notices have gone out to homeowner's regarding the Semi-annual Inspections
- Yard Sale will be on Saturday March 12, from 8:00 to 12:00 PM
- Oak Tree Trimming to start on February 22, 2016
- Replacement of Unistrut Rack by Maintenance Building complete.

Treasurer's Report: Mary Jo Petterson gave the financials ending January 31, 2016.

Old Business: Comcast Status, Patti French reported that our Comcast contract is in place and if anyone is still having issues they should contact Patti Padron at the HOA office to assist them.

New Business: 2 Estimates for painting of the Pool fence and gate.

Mary Jo made a motion to table the project, Judi Collins 2nd the motion-which carried unanimously.

Committee Reports:

ACC Report: given by Chris Petterson- 19 Applications received- all approved

Chris presented for approval by the Board to have a list of improvements the homeowners can have approved by the Property Manager with an application however it does not need to wait for ACC approval.

Mary Jo made a motion to approve the list as presented, motion seconded by Judi Collins which carried unanimously.

Other Business:

Jupiter Grant: Mary Jo Petterson went to the City Hall and met with the Neighborhood Service Manager to a work shop regarding the Grants that the Town offers to communities to match funds for improvements to their communities. She announced that we have a sign-up sheet in the HOA office for homeowner's to sign to show support for the Grant.

Open Forum: Several homeowner's asked questions about the survey results, Open discussion, advised the results will be in the March Newsletter.

With no further business Mary Jo Petterson made a motion to adjourn the meeting, motion seconded by Judi Collins, which carried unanimously.

Meeting adjourned at 7:45 PM