

The Ridge at the Bluffs Homeowners Association, Inc.

**Board of Directors Meeting Minutes**

April 20, 2016 – 6:30 p.m.

Location: 215 Cape Pointe Circle, Jupiter, FL 33477

**Determination of Quorum:** Board members present were Patti French, David Doyle, Mary Jo Petterson, Elizabeth Bates and Mark Deluccia which established a quorum. Patti Padron, LCAM was also present from Campbell Property Management and 29 homeowners were also in attendance.

Patti French read aloud the Board Meeting Purpose and Protocol that was attached to each agenda.

**Call to Order:** President, Patti French called the meeting to order at 6:30 p.m.

**Meeting Minutes:** The board reviewed the meeting minutes from February 16, 2016 Board meeting and the 2016 Organizational Meeting. **Mary Jo Petterson made a motion to accept the February 16, 2016 Board meeting minutes as written. Motion was seconded by David Doyle which carried unanimously. Mary Jo Petterson made a motion to accept the 2016 Organizational minutes as written with 2 corrections. Motion was seconded by Mark Deluccia which carried unanimously.**

**Manager's Report:** Patti Padron gave the Manager's Report

**Treasurer's Report** – Mary Jo Petterson reported on the financials ending March 31, 2016.

**Old Business** - None

**New Business**

ACC Committee Appointments – Chris Petterson reported that there are currently 3 people on the committee with 2 available positions. Chris stated that Judi Collins is interested in serving on the committee and recommended her appointment to the committee. **Mary Jo Petterson made a motion to appoint Judi Collins. Motion was seconded by Dave Doyle and passed 3 to 2.** Patti French stated that others willing to serve need to contact Patti Padron or Chris Petterson for an interview. 3 residents expressed interest. **Mark Deluccia made a motion to appoint another committee person. Motion was seconded by Elizabeth Bates and was not passed 2 to 3.** Patti French also reported that there will no longer be a liaison position since this is not a requirement on the governing documents.

127 Seashore Drive - Oak Tree removal request– The homeowner was present to discuss the issue. After discussion it was agreed that the ACC will work to develop a protocol and tree removals requests will be reviewed on a case by case basis.

Tennis court resurface quote – Patti was asked to get additional quotes.

**Other Business** – Mark Deluccia had a few items for the agenda to be discussed and then read aloud his suggested outline for voting procedures and changing of the documents. The Board agreed to table the other matters.

Annual Meeting - A question was raised about the proxy issue at the annual meeting. Patti French answered the question.

Letter from resident – 147 Seashore sent a letter to the Board requesting the Seagrapes behind his home be trimmed/reduced. Patti was asked to contact the Town for trimming height requirements.

**Committee Reports**

**ACC Committee:** Chris Petterson reported on the applications approved since February.

**Open Forum**

- All questions and concerns were addressed.

With no further business the meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

*Patti Padron, LCAM*

For and on Behalf of the Board of Directors