

The Ridge at the Bluffs Homeowners Association, Inc.
Board of Directors Meeting Minutes
August 18, 2015 at 6:30 p.m.
Location: 215 Cape Pointe Circle, Jupiter, FL 33477

Determination of Quorum: Board members present were Patti French, Mary Jo Petterson, Judi Collins, Len Tylka and David Doyle which established a quorum. Patti Padron, LCAM was also present from Campbell Property Management.

Call to Order: President, Patti French called the meeting to order at 6:33p.m.

Meeting Minutes: The board reviewed the meeting minutes from July 21, 2015. **Judi Collins made a motion to accept the meeting minutes as written. Motion was seconded by Mary Jo Petterson which carried unanimously.**

Manager's Report: Patti Padron gave the Manager's Report (attached).

Old Business

Perimeter Fence on Ridge Road: Patti Padron reported that upon contacting the Town of Jupiter regarding the removal of the vegetation, was informed that the Town did not think that the belonged to the Ridge and therefore it cannot remove it. Patti will contact the County to determine who the land belongs to.

Lake Fountain: The Board had previously received proposals to replace the lake fountain located at the north end of the lake located on the Beach Summit. Upon further review of additional proposals **Len Tylka made a motion to approve the proposal from Superior Waterway in the amount of \$13,926.06 which includes lights for both fountains. Motion seconded by Judi Collins and carried unanimously.**

Reserve Study Proposals: **Len Tylka made a motion to approve the proposal from JR Frazer in the amount of \$2,000. Motion seconded by Judi Collins and carried unanimously.**

Tree Removals: 171 and 144 Cape Pointe Circle: Patti Padron reported that she contacted the Town of Jupiter and instructed and attached the communication for the Boards review wherein the responses are inconsistent. Patti was asked to meet with the Town to get the correct answer.

New Business

Proposal for signage to match new signs – Judi Collins made a motion to approve the proposal from Signs of Progress in the amount of \$1,187.20. Motion seconded by Mary Jo Petterson and the motion carried 3 to 2.

Proposal for trimming of Everglades Palms – Tabled until review of tree trimming contract.

Proposal for removal of popcorn ceiling in copier area – tabled for 2 more bids

Lake maintenance proposals - Len Tylka made a motion to approve the proposal from Superior Waterway in the amount of 444.00 per month which includes quarterly fountain cleaning and aquatic management of 3 lakes. Motion seconded by Judi Collins and carried unanimously.

Draft - Homeowner Information Form – tabled, the form is under review with the attorney

Committee Reports

ACC Committee: Chris Petterson reported that 8 applications were received and approved. Kevin Conlon was not present at the meeting for the ACC committee to meet and it was suggested that he come to the ACC meeting tomorrow night to meet with the committee. Elizabeth Bates also volunteered to serve on the committee and was asked to also attend the ACC meeting.

Landscape Committee: Patti Padron was asked by Judee Horrel to report on her behalf. The yard of the month is 132 Ocean Pines Drive.

Patti French reported that Fair Hearing Committee members are needed so that we can enforce the documents and fine for violations.

Open Forum

- Owner commented on status of document changes
- Owner commend on patrol person
- Owner commented on the 2014 audited financials

With no further business the meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Patti Padron, LCAM

For and on behalf of the Board of Directors