

The Ridge at the Bluffs Homeowners Association, Inc.

Board of Directors Meeting Minutes

November 10, 2015

Location: 215 Cape Pointe Circle, Jupiter, FL 33477

Determination of Quorum: Board members present were Patti French, Judi Collins and David Doyle which established a quorum. Mary Jo Petterson was absent. Patti Padron, LCAM was also present from Campbell Property Management and 6 homeowners were present

Call to Order: President, Patti French called the meeting to order at 7:50 p.m.

Meeting Minutes: The board reviewed the meeting minutes from October 20, 2015. **David Doyle made a motion to accept the meeting minutes as written. Motion was seconded by Judi Collins which carried unanimously.**

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

Treasurer's Report –Patti Padron reported on the financials ending October 30, 2015.

Old Business

Comcast Statues – Patti French presented a letter from CSI, an invoice indicating a -23,175.00 consulting fee adjustment and check in the amount of \$6,489 which represents the Comcast charge of .50 per home per month for the extra DTA over the 8 year Comcast agreement. Patti reported that she will now sign the Comcast Addendum.

New Business

Pool – Share with the River– Patti French reported that the River has approached us to share our pool with their residents because there is out of service for a few weeks. Patti French stated that she instructed Patti Padron to call the River and ask them to have their attorney prepare a Liability Release and to date, we have not heard back from them in this regard.

Committee Reports

ACC Committee: Ratify Vote of Appointment of Patti Padron and Lisa Sullivan - Chris Petterson was not present to report. Patti French reported that due to a lack of quorum at the last ACC meeting it could not be held so an email was sent to the Board suggesting that Patti Padron and Lisa Sullivan be appointed immediately so that a meeting could be held on Friday November 6. **Judi Collins made a motion to approve the appointments of Patti and Lisa, the motion was seconded by Dave Doyle, all in favor.** Patti reported that Ken Cabarle has submitted his resignation effective 11/9.

Open Forum

- Owner commented on the weeds in the common areas.

With no further business the meeting was adjourned at 8:36 p.m.

Respectfully Submitted,

Patti Padron, LCAM

For and on Behalf of the Board of Directors