

The Ridge at the Bluffs Homeowners Association, Inc.
Board of Directors Meeting Minutes
September 15, 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 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 6:35p.m.

Meeting Minutes: The board reviewed the meeting minutes from August 18, 2015. **Mary Jo Petterson 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

Old Business

Perimeter Fence on Ridge Road: Patti Padron reported that in an effort to save the Association money would be to not remove and replace the fence or the vegetation and suggested that the area where the fence has come down be filled with large bougainvillea. The entire fence line is overgrown and in need of being be trimmed and waiting on a proposal from Tree Services. All were in agreement. Patti Padron will contact CPM to have the plants installed.

Beach Summit Fountain: Patti Padron reported that the new fountain is ready to be installed with the exception of the cable that Superior Waterway is waiting to be shipped and shipment is expected tomorrow. The north fountain has been repaired and running.

Reserve Study Proposals: Patti French reported that the Study has just been received today and needs to be reviewed by Campbell Comptroller, Pam Rembaum.

Tree Removals: 171 and 144 Cape Pointe Circle: Patti Padron reported that 144 cape Pointe has already removed their tree. **Mary Jo Petterson made a motion to approve the removal of 2 trees requested by 171 Cape Pointe. Motion was seconded by Judi Collins which carried unanimously.**

Revised Homeowner Information Sheet – Patti Padron reported that the form has been reviewed and revised by the Association attorney and is approved to be sent. Patti Padron also expressed that the Association is requesting that everyone complete and return the form so that we can have updated information in our records and owners email addresses to save the Association money on mailings and to communicate important community information. **Mary Jo Petterson made a motion to approve the mailing of the form. Motion was seconded by David Doyle which carried unanimously.**

New Business

Resignation of Len Tylka - Patti French reported that the Board has received the resignation of Len Tylka that was effective August 19, 2015.

Concrete repairs – Judi Collins made a motion to approve the proposal from Triple M Pavers to replace the slab by the maintenance shed and various repairs that are needed in parking circle by the office in the amount of \$2,900. Motion was seconded by Mary Jo Petterson which carried unanimously.

Pressure cleaning proposals – Mary Jo Petterson made a motion to approve the 3 year contract proposal from M&H Pressure Cleaning in the amount of \$4,600 per cleaning, 2x per year. Motion was seconded by David Doyle which carried unanimously.

Holiday Lighting Proposal - Judi Collins made a motion to approve the proposal from North Star Lighting in the amount of \$1,595.00. Motion was seconded by Mary Jo Petterson which carried unanimously.

Other Business: Patti Padron reported that she has received a bid from Blue Sky Textures for the removal of popcorn ceiling in copier area in the amount of \$350.

Committee Reports

ACC Committee: Chris Petterson reported that 8 applications were received and approved. Kevin Conlon was present at the meeting and was appointed to the committee. Elizabeth Bates was also present and was asked to pick a committee as not to serve on 2 since she is currently serving on the landscape committee. She will serve on the ACC committee.

Landscape Committee: Judee Horrel thanked Patti Padron for her help in selecting the September yard of the month which is 154 Sand Pine Drive. There was 1 application approved for new palms.

Open Forum

- Owner commented on interest in serving on Fair Hearing Committee
- Owner commented on the new fountain that is to be installed
- Owner commented on the renewal of CPM contract

With no further business the meeting was adjourned at 7:40 p.m.

Respectfully Submitted,

Patti Padron, LCAM

For and on Behalf of the Board of Directors