

The Ridge at the Bluffs Homeowners Association, Inc.  
Board of Directors Meeting Minutes  
July 21, 2015 at 6:30 p.m.  
Location: 215 Cape Pointe Circle, Jupiter, FL 33477

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

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

**Adoption of Meeting Agenda:** Judi Collins made a motion to adopt the meeting agenda. Motion seconded by Mary Jo Petterson which carried unanimously.

**Meeting Minutes:** The board reviewed the meeting minutes from June 23, 2015. Judi Collins made a motion to accept the meeting minutes of the June 23, 2015 Board of Directors meeting. Motion seconded by Mary Jo Petterson which carried unanimously.

**Manager's Report:** Patti Padron gave the Manager's Report and the Board welcomed her to the property.

#### Old Business

**Perimeter Fence and Landscape on Ridge Road:** Patti Padron provided updated proposals for the removal of fence that included removal of the fence. The landscape material along the perimeter fence line and proposals to replace the chain-link fence material which has been knocked down was again presented. The board reviewed the proposals. Judi Collins made a motion to accept the proposal from Tree Services for the removal of the landscape material in the amount of \$3,500. Motion seconded by Mary Jo Petterson and carried unanimously. Judi Collins then made a motion to accept the proposal from Fence Crafters in the amount of \$2,450 for the installation of the new fence which also includes the removal of the existing fence. Motion seconded by Mary Jo Petterson which carried unanimously. It was requested that Fence Crafters provide a revised estimate to make a break in the fence line to allow access further from any homes to prevent damage to the new fence.

**Benches:** The board discussed the proposals provided. Mary Jo Petterson made a motion to approve 2 Madison benches in green for \$692.85 each. Motion seconded by Dave Doyle and carried unanimously

#### New Business

**Lake Fountain:** The Board had previously received proposals provided by Christine Di Renzo to replace the lake fountain located at the north end of the lake located on the Beach Summit. The Board requested that another vendor come out and look and provide a proposal for replacement of both fountains with lights to be included.

**Reserve Study Proposals:** Mary Jo Petterson made a motion to table the matter so they could have more time to review the proposals. Motion seconded by Judi Collins and carried unanimously.

**Tree Removals:** 171 and 144 Cape Pointe Circle: It was requested that Patti Padron contact the Town of Jupiter and ask if tree removals require the approval of the Town.

#### Committee Reports

**ACC Committee:** Chris Petterson reported that 5 applications were received and approved.

**Landscape Committee:** Judee Horrel reported that there was no meeting this month due to no quorum. Mary Jo Petterson agreed to be the committee liaison. The yard of the month is 117 Knoll Way

**Survey Document Committee:** There was no one present from the committee, no report.

**Other Business:**

**Pool Umbrellas:** The Board reviewed the previously provided proposals and Patti brought the fabric color options to the meeting. Judi Collins made a motion to approve the “Air Blue” sunbrella for 11 umbrellas with bases in the amount of \$3,461.44 from Casual Living. Motion seconded by Mary Jo Petterson and carried unanimously.

**Open Forum**

- Owner commented on the spraying of round up on the weeds
- Owner commented on the CPM blowing grass into beds and to use smaller mowers
- Owner question status of Comcast agreement

With no further business the meeting was adjourned at 7:35p.m.

Respectfully Submitted,

*Patti Padron, LCAM*

For and on behalf of the Board of Directors