

The Ridge at the Bluffs Homeowners Association, Inc.
Board of Directors Meeting Minutes
June 23, 2015 at 6:30p.m.
Location: 215 Cape Pointe Circle, Jupiter, FL 33477

Those board members present Patti French, Len Tylka, Mary Jo Petterson, Judi Collins, and David Doyle established a quorum. Christine Di Renzo was also present from Campbell Property Management.

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

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

Minutes: The board reviewed the meeting minutes from May 2015. Judi Collins made a motion to accept the meeting minutes from the February and May board of directors meeting. Motion seconded by Mary Jo Petterson which carried unanimously.

Manager's Report: Christine Di Renzo provided a manager's report.

Old Business

Perimeter Fence and Landscape on Ridge Road: Christine Di Renzo provided a proposal for the removal of the landscape material along the perimeter fence line and proposals to replace the chain-link fence material which has been knocked down. The board requested further discussion with the owner of the unit along the perimeter fence to seek other options. Christine Di Renzo spoke with the owner; owner is requesting the perimeter fence to be restored to prevent pedestrian access along his property. The board reviewed the proposals. Judi Collins made a motion to accept the proposal for the removal of the landscape material and replacement of the fence. Motion seconded by Mary Jo Petterson. Len Tylka requested for additional proposals for the removal of the landscape material and that there be a break in the fence line to allow access further from any homes to prevent damage to the new fence. Mary Jo Petterson made a motion to create the access point in the fence line and accept the proposal by Budget Fence. Motion seconded by Len Tylka which passed 4 to 1. Judi Collins opposed. Board agreed to obtain additional proposals for the removal of the landscape material.

Benches: The board discussed installing two park benches located on the west side of the lake along Seashore Drive. Christine Di Renzo provided additional bench options. The Board tabled the discussion until the next board meeting. The board will look at the benches installed at the Lakes.

New Business

Pool Pump: The pool pump previously went down and the board approved the replacement of the pump. Mary Jo Petterson made a motion to ratify the decision by the board to replace the pool pump. Judi Collins seconded the motion which passed unanimously.

Lake Fountain: Christine Di Renzo provided a proposal to replace the lake fountain located at the north end of the lake located on the Beach Summit. Len Tylka made a motion to obtain proposals to replace both fountains located in the Beach Summit Lake. Dave Doyle seconded the motion which passed unanimously.

Pool Umbrellas: Christine Di Renzo provided proposals which provided two options for the replacement of the pool umbrellas. Option One with the large cantilever pool umbrellas and market table umbrellas and Option Two for the market umbrellas with stand and the market table umbrellas. A motion was made to table discussion until next board meeting. Motion passed unanimously.

Signage: Judi Collins explained the request for the signage around the lakes. A motion was made to obtain the attorney's opinion on the signage for the use of the lakes. Motion passed unanimously.

ACC Applications:

122 Dunes Edge: Owner is appealing the disapproval of his windows. Owner needs to submit the proper paperwork to appeal to the board. The board will follow the appeal process.

321 Ridge Road: Owner is appealing the disapproval of his glass fence. The will review and follow the appeal process.

Committee Reports

ACC Committee: Chris Petterson reported on the results of the ACC Applications for the month of June.

Landscape Committee: Judee Horrel reported on the results of the Landscape Committee Meeting in June. Also 117 Knoll Way is the yard of the month for May.

Document Committee: The Board will hold a workshop meeting to review the survey.

Open Forum

- Owner commented on the spraying of round up on the weeds and the removal of weeds.
- Owner commented on the Owner Telephone Directory.

With no further business the meeting was adjourned at 7:45p.m.

Respectfully Submitted,

Christine Di Renzo, LCAM
For and on behalf of the Board of Directors