

**The Ridge at the Bluffs Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**May 19, 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 February and 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**

**Stairs & Railing:** Christine Di Renzo provided a proposal for the replacement of the stairs leading to the pool area from the basketball court which includes installing a new hand rail for the stairs. Judi Collins made a motion to accept the proposal from Van Dusen Concrete Construction for the stair and railing work. Motion seconded by David Doyle which passed unanimously.

**New Business**

**Insurance:** Christine Di Renzo presented the 2015-2016 Insurance renewal package prepared by Insurance Office of America. Judi Collins made a motion to accept the insurance renewal package including the windstorm policy. Motion seconded by David Doyle which passed unanimously.

**Website Host:** The board reviewed the proposal for the new website host, Matthew Garnat. Mary Jo Petterson made a motion to accept the proposal for the new website host, Matthew Garnat. David Doyle seconded the motion which passed unanimously.

**Trash Cans & Benches:** The board discussed installing two park benches located on the west side of the lake along Seashore Drive. The board also discussed placing several trash cans around the community. Christine Di Renzo provided the pricing for the benches and the trash cans. Len Tylka made a motion to table further discussion to the next board meeting. Motion was seconded and passed unanimously.

**Association Foreclosures:** Christine Di Renzo provided a list of units which are delinquent in assessments. Len Tylka made a motion to move forward with foreclosure action on those units that are delinquent. Judi Collins seconded the motion which passed unanimously.

**Preserve Maintenance:** Christine Di Renzo provided proposals to have the palm trees trimmed within the USI Preserve area. Len Tylka made a motion to approve C&N to trim the palm trees in the USI Preserve area. Mary Jo Petterson seconded the motion which passed unanimously. Christine Di Renzo also provided a proposal for a one-time cleanup of the interior upland preserves within the community. The board discussed the proposal and will put on hold until 2016.

**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.

**Hedge Material – Bluffs Blvd.:** Christine Di Renzo provided a proposal to remove the existing hedge material along Bluffs Blvd from the Tennis Courts east up to Ridge Road and a proposal to remove and replace the material from Ocean Pine trail south to Ridge Road. Judi Collins made a motion to accept the proposal to replace the hedge material Bluffs Blvd from the Tennis Courts east to Ridge Road and table the proposal for the south end of Bluffs Blvd. Mary Jo Petterson seconded the motion which passed unanimously.

### Committee Reports

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

**Landscape Committee:** Judee Horrel reported on the results of the Landscape Committee Meeting in May. Also 136 Beach Summit is the yard of the month for May.

**Document Committee:** Sharon Lietzke reported the committee will be having a workshop meeting with the board to review the survey.

### Open Forum

- Owner commented on the replacement of the playground on Knoll Way.
- Owner commented on the additional plantings within the USI Preserve.

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