

The Ridge at the Bluffs Homeowners Association, Inc.

Board of Directors Meeting Minutes

January 19, 2016 – 6:30 p.m.

Location: 215 Cape Pointe Circle, Jupiter, FL 33477

Determination of Quorum: Board members present were Patti French, Judi Collins, David Doyle and Mary Jo Petterson which established a quorum. Patti Padron, LCAM was also present from Campbell Property Management and 8 homeowners were in attendance.

Call to Order: President, Patti French called the meeting to order at 6:35 p.m.

Meeting Minutes: The board reviewed the meeting minutes from November 10, 2015 Board meeting and 2016 Budget Meeting. **Judi Collins made a motion to accept the November 10, 2105 Board meeting minutes as written. Motion was seconded by David Doyle which carried unanimously.**

Judi Collins made a motion to accept the November 10, 2015 2016 Budget meeting minutes as written. Motion was seconded by Mary Jo Petterson which carried unanimously.

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

Treasurer's Report – Mary Jo Petterson reported on the financials ending December 31, 2015.

Old Business

Comcast Statues – Patti French reported that the compensation fee has been received in the amount of \$92,000. Patti Padron distributed a list of what residents are entitled to under the Comcast Agreement/Addendum. Patti Padron also stated that if you have any issues when speaking with Comcast to email her and she will pass issue along to the Comcast Escalation Team for help.

New Business

2015 Survey Results – Patti French read the results of each survey question.

Replacement of Unistrut Rack by Maintenance Building Proposals - **Judi Collins made a motion to accept the proposal from Bill Gilbert Electric in the amount of \$3,425 with 4 changes to be made; change of word, request contract for services, permit fee not to exceed \$500, Town must sign off on permit prior to final payment. Motion was seconded by Dave Doyle which carried unanimously.**

Seagrape Trimming US One & Marcinski Proposal - **Judi Collins made a motion to accept the proposal from Tree Services in the amount of \$1,825 after Phil has determined the height in which they are to be reduced to and then a revised proposal from Tree Services stating same. Motion was seconded by Mary Jo Petterson which carried unanimously.**

Protocal for Oak Tree removal – Patti French reported that she has spoken with Rosa from Tree Services and explained the need for a protocol. Tree removals requests will be reviewed on a case by case basis.

173 Sand Pine Dr. – **Judi Collins made a motion to deny the request to remove this Oak tree. Motion was seconded by Dave Doyle which carried unanimously.**

Other Business – Patti Padron reported that the Annual Meeting is scheduled for March 17, 2016 at 6:30 p.m. at the Town of Jupiter Community Center.

Patti French read a letter from Complete Property maintenance that stated “Due to the extremely wet fall and winter season, we expect; and are experiencing a prolific amount of ornamental turf weeds. South Florida has also experienced unseasonably warm temperatures which inhibited our ability to proactively treat for weeds without damage to existing turf. Now that the air and ground temperatures have finally cooled down, we are aggressively treating all ornamental turf weeds. Several applications will be made over the next few months to eradicate any infestations you may experience.”

Committee Reports

ACC Committee: Chris Petterson reported on the applications approved since December. The ACC is requesting that certain applications be approved by the Manager. The Board asked Chris to “write them up” and submit it to the Board for review.

Open Forum

- There were no comments or questions.

With no further business the meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Patti Padron, LCAM

For and on Behalf of the Board of Directors