

The Ridge at the Bluffs Homeowners Association, Inc.

**Board of Directors Meeting Minutes**

January 18, 2017 – 6:30 p.m.

Location: 215 Cape Pointe Circle, Jupiter, FL 33477

**Determination of Quorum:** Board members present were Patti French, Mary Jo Petterson, & Elizabeth Bates, Mark Deluccia and David Doyle. Also present Lisa Sullivan, LCAM from Campbell Property Management and 21 homeowners were also in attendance.

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

**Meeting Minutes:** A motion was made by Mary Jo Petterson to accept the October 26, 2016 and the November 21, 2016 minutes with one change to October minutes. The change was to add “if the Association needed to enter a backyard, as a courtesy, they would provide a 24 hour notice to the homeowner”. The Motion was seconded by Mark Deluccia which carried unanimously.

**Manager’s Report:** Lisa Sullivan gave the Manager’s Report

**Treasurer’s Report** – Mary Jo Petterson reported that due to year-end adjustment the December 31, 2016 financial statements were not ready to review.

**New Business** –

- 1. Pressure cleaning Sidewalks – 2 proposals.** After discussion a motion was made by Mark Deluccia to accept the proposal submitted by Rick’s Painting & Pressure Cleaning. The motion was seconded by Mary Jo Petterson which carried unanimously.
- 2. Legal opinion regarding ACC** – The legal opinion was discussed and it was agreed to have the Property Manager set up a special meeting (at a later date to be determined) between the Board and ACC to go over the opinion.
- 3. ACC application changes** – After discussion this issue has been tabled and will be addressed at the special meeting between the Board and the ACC.
- 4. ACC Committee member recommendations** – Three residents were submitted for consideration to the ACC which were John Weisman, Brenda Kerle & Bob Borzillo. After discussion the board felt it best to have an odd amount of members to avoid a deadlock in making decisions, they agreed to accept two out of the three candidates. **Mary Jo Petterson made a motion to recommend John Weisman & Brenda Kerle for the committee. The motion was seconded by Patti French which carried unanimously.**
- 5. Fair hearing Committee Setup** – After discussion **Mary Jo Petterson made a motion to have the property manager proceed with contacting the homeowners who responded to the survey and are interested in serving on this committee. The motion as seconded by Dave Doyle which carried unanimously.**

6. **Pool Fabs – 2 proposals** – After discussion **Mary Jo Petterson** made a motion to elect **Sixberry Locksmith** as the vendor to complete the installation. The property manager will contact the vendor with minor changes and the proposal will be resubmitted to the Board for review and acceptance. The motion was seconded by **Elizabeth Bates** which carried unanimously.
  
7. **Updated the Rec. Center Restrooms** – The property manager reported on the need to update the restrooms particularly the sink area. **Mary Jo Petterson** made a motion to have the manager seek proposals to complete this project. The motion was seconded by **Elizabeth Bates** which carried unanimously.

**Committee Reports**

**ACC Committee:** David Uhlfelder reported on the applications approved and denied, all standard requests.

**Open Forum** - All questions were addressed.

With no further business the meeting was adjourned at 8:05 p.m.

Respectfully Submitted,

*Lisa Sullivan, LCAM*

For and on Behalf of the Board of Directors

APPROVED: 2/15/17