

The Ridge at the Bluffs Homeowners Association, Inc.

Board of Directors Meeting Minutes

August 23, 2017 – 6:30 p.m.

Location: 215 Cape Pointe Circle, Jupiter, FL 33477

Determination of Quorum: Board members present in person were Mary Jo Petterson, David Uhlfelder & Nicole Crain. Brenda Kerle was on facetime and Mark Deluccia was not in attendance. Also present Lisa Sullivan, LCAM from Campbell Property Management and 10 homeowners were in attendance.

Call to Order: President, Mary Jo Petterson called the meeting to order at 6:30 p.m.

Dave Uhlfelder made a motion to accept the minutes with the changes discussed 1) amend the agenda to add the following item: 1) Status on contract bids for management and landscape. 2) Progress on cataloging previous minutes 3) Update the board on 317/319 Ridge Road 4) Update on removal of pavers at 109 Sea Steppes . The motion was seconded by Nicole Crain which carried unanimously.

Nicole Crain made a motion to accept the meeting meetings from July 19, 2017. The motion was seconded by Brenda Kerle which carried unanimously.

Manager's Report: Lisa Sullivan gave the Manager's Report:

- Tree Services came in under budget for the sea grape trimming allowing us additional funds to address reducing the sea grapes.
- Sidewalk Cleaning and Fence painting has been completed.
- New surveillance cameras are up and running
- Umbrella's expected next week
- Semi-annual inspections to begin early September

Treasurer's Report: Nicole Crain reported on the financial statements for period ending July 31, 2017 Report attached as Exhibit A.

Committee Reports: No committee reports were given at this meeting.

Old Business:

1. **Quotes to install new sinks in restrooms:** After discussion on the proposals submitted; **David Uhlfelder made a motion to go with Palm Beach Marble to complete the renovation of the sinks in the restrooms. Nicole Crain seconded the motion which passed unanimously.**
2. **Quotes to repair the gazebo:** After a discussion on the proposals submitted; **Brenda Kerle made a motion to go with Trim Package to complete the renovation to the gazebo. Nicole Crain seconded the motion and amended it to add the contractor would be required to use stainless steel screws which passed unanimously.**
3. **Improvements common areas:** After discussion **David Uhlfelder made a motion to obtain 2 additional bids for improvements to Knoll Way. Mary Jo Petterson second the motion which passed unanimously.**

4. Status on Contract bids for management and landscape: David Uhlfelder reported he has a preliminary outline of the specs for management contract and once completed would like to submit it to all the board members for their review and input before obtaining bids. He would like the other members to do the same for the landscape specs. He is hoping to have this completed and ready to present to the board at the next board meeting.
5. Status on cataloging the previous years' minutes: David Uhlfelder reported due to the difficulties in completing this task he has decided put this project on hold at this time.
6. Update on issue with 317/319 Ridge Road: Lisa Sullivan reported a letter was sent to each homeowner advising them the Board voted at the previous meeting that this situation was a private issue between homeowners and the Board would not get involved. This issue is closed.
7. Update on 109 Seashore removal of pavers: Lisa Sullivan reported the homeowners have removed the pavers as requested by the Board. This issue is closed.

New Business:

1. ACC dispute/letter from 142 Beach Summit Ct: The homeowner submitted an application with changes to the colors outlined under the approved scheme. The ACC approved the changes without clear refusal of written changes. Upon inspection notified the homeowner they needed to correct the paint to adhere to the approved color scheme. The homeowners appealed to the board. After a discussion; **Brenda Kerle made a motion to uphold the ACC's decision to have the homeowners re-paint using the approved color scheme. David Uhlfelder second the motion. Nicole Crain abstained. Mary Jo Petterson abstained. The motion failed.**
2. Amendment – Section 3.11 #3/meeting date: Mary Jo Petterson noted it came to her attention this section did not include the option to have a member of the community chair the annual members meeting. **Mary Jo Petterson made a motion to add the wording to include “ a member of the community” in this section. Brenda Kerle seconded the motion. Nicole Crain was in favor and David Uhlfelder abstained. The motion passed.**
There was an extended conversation regarding changes to the amendment and the Board agreed to hold another board meeting to be able to discuss additional concerns and changes to the amendment before it was sent out to the community.
3. Comcast Event/Meeting date change/important meeting dates: Mary Jo Petterson gave a brief summary as follows: **1) Comcast will be onsite for a homeowner event on September 21st and October 12th to give homeowners a chance to discuss any issues, answer questions or get an upgraded box. This event will be held at the pool area from 3pm – 7 pm.**
2) The September board meeting will be changed to September 27th.
3) Plans to mail out the amendment/notice of special meeting will be the beginning of October. The board will meet October 18th to answer any homeowners questions regarding the amendment and the special meeting date would be tentatively set for October 25th.

Open Forum - A homeowner on Sandpine Drive reported to the board she was knocked down by 3 pit bulls and had an injury which required stitches. She ask the board to remind homeowners to keep their dogs on a leash and wanted the board to consider limiting the number of dogs allowed as well as certain breeds. All other questions were addressed.

With no other business before the Board, Mary Jo Petterson adjourned the meeting at 8:40

Respectfully Submitted,

Lisa Sullivan, LCAM

For and on Behalf of the Board of Directors

APPROVED: September 27, 2017