

The Ridge at the Bluffs Homeowners Association, Inc.

Board of Directors Meeting Minutes

November 15, 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, Mark Deluccia, David Uhlfelder, Brenda Kerle and Nicole Crain. Also present Lisa Sullivan, LCAM from Campbell Property Management.

Call to Order: President, Mary Jo Petterson called the meeting to order at 7:01 p.m.

David Uhlfelder made a motion to accept the October 18, 2017 minutes as written. Mark Deluccia seconded the motion which passed unanimously.

David Uhlfelder made a motion to accept the Special Meeting minutes October 25, 2017 as written. Nicole Crain seconded the motion which passed unanimously.

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

- Update on hurricane cleanup
- Staff repaired an irrigation main line for Beach Summit lake.
- Basketball court was pressure cleaned. Parking lot cleaned and lines repainted
- CPM missed a mow in September and made it up in Oct.
- Countertops for the restrooms have been installed
- Sea Grape trimming on US1 is completed.

Treasurer's Report: Financials for October 2017 were not available at this time.

Committee Reports: Diane Goolgasian gave the ACC monthly report. All standard requests. One paver request was denied. The ACC reported they are looking at changing some of the color schemes.

Old Business:

1. Improvements to common areas: Dunes Edge, Cape Pointe & Knoll Way – Additional bids are needed
2. Update on Management & Landscape bids – Spec sheets are still in process. No bids have been obtained at this time.
3. Bids on salt water system – Five pool companies have been contacted. One proposal has been received. Auto Pilot, Mako Pools, Almar Jackson, RHR Pools & Fountain Blue Pools.
4. Response letter received from 149 Ocean Pines/Oak Tree Removal – The homeowner submitted a landscape plan to the ACC which was approved. It was noted on the ACC application the approval did not include any plants label “HOA”. The homeowner will need a separate approval from the office for any plants to be installed by the HOA. The homeowners made a request to complete the stump removal and landscape improvements all at once. **Nicole Crain made a motion to give the homeowner until January 23rd 2018 to have all work completed. No additional time will be given and if the work is not completed the fining of \$100/day up to a**

\$1,000.00 will be assessed. Mary Jo Petterson seconded the motion which passed unanimously.

New Business:

1. Speed Bump/Bluffs Blvd – After discussion the issue was rescinded from consideration.
2. Shed Replacement – **Mark Deluccia made a motion to purchase a new shed. Damage was done to the shed from the hurricane so the replacement cost will come from the Storm Reserve. Mary Jo Petterson seconded the motion which passed unanimously.**

Open Forum - All questions were addressed.

With no other business before the Board, Mary Jo Petterson adjourned the meeting at 8:05

Respectfully Submitted,

Lisa Sullivan, LCAM

For and on Behalf of the Board of Directors

APPROVED: November 30, 2017