

The Ridge at the Bluffs Homeowners Association, Inc.

Board of Directors Meeting Minutes

December 20, 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, Brenda Kerle and Nicole Crain. Mark Deluccia was on facetime. Also present Lisa Sullivan, LCAM from Campbell Property Management.

Call to Order: President, Mary Jo Petterson called the meeting to order at 6:32 pm.

Nicole Crain made a motion to accept the Budget meeting minutes of November 30, 2017 with one correction. Under the motion to accept the budget, Nicole Crain voted against the proposed budget. Mary Jo Petterson seconded the motion which passed unanimously.

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

- Update on hurricane cleanup – We have approx. \$3,000.00 in sod replacement & \$3,000.00 for the replacement shed. Once those invoices are in the board will make the assessment to replace the storm reserves.
- Tile in restrooms were cleaned and the grout was colored and sealed.
- Online voting information was sent out to the community.
- Annual meeting set for March 14, 2018 at the Jupiter Community Center.
- Pump assembly was replaced on the main pool pump
- Holiday lights were installed.
- A bid was obtained for lawn fertilization and pest control from Hulett.

David Uhlfelder made a motion to have a spreadsheet made up with specs outlined on any bids received for future projects. Nicole seconded the motion. Brenda Kerle and Mary Jo Petterson voted in favor and Mark Deluccia abstained. The motion passed.

Treasurer's Report: Nicole Crain reported on the financials statement for the period ending November 30, 2017.

Committee Reports: Diane Goolgasian gave the ACC monthly report. All standard requests. 21 applications approved and one denied. The ACC reported they are continuing to discuss changing some of the exterior paint color schemes.

Old Business:

1. **Improvements to common areas:** Dunes Edge, Cape Pointe & Knoll Way. **Mark Deluccia made a motion to accept the proposal #72 in the amount of \$2,860.00 from JME Landscape for the improvements to Knoll Way. Nicole Crain seconded the motion which passed unanimously.**
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. 149 Ocean Pines/Oak Tree removal/replacement – The manager reported the homeowners complied with the request and completed the requirements set by the board.
5. Online Voting Information – Mary Jo Petterson reported the information has been mailed out to the community for the online voting.

New Business:

1. 208 Cape Pointe Circle/ ACC Dispute letter from homeowner - After the homeowner addressed the board and it was discussed, **Mark Deluccia made a motion to uphold the ACC decision to deny the application submitted for pavers. Brenda Kerle seconded the motion which passed unanimously.**

Open Forum - Brenda Kerle discussed the need for a long range planning committee. The board agreed to have Brenda begin the process of getting volunteers. All other questions were addressed.

With no other business before the Board, Mary Jo Petterson adjourned the meeting at 8:50

Respectfully Submitted,

Lisa Sullivan, LCAM

For and on Behalf of the Board of Directors

APPROVED: January 17, 2018