

The Ridge at the Bluffs Homeowners Association, Inc.

Board of Directors Meeting Minutes

February 21, 2018 – 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 Mark Deluccia. Nicole Crain was absent. Also present Lisa Sullivan, LCAM and James Hotchkiss, Regional Director from Campbell Property Management.

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

Mark Deluccia made a motion to accept the minutes of the January 17, 2018 board meeting. Brenda Kerle seconded the motion which passed unanimously.

Manager's Report: Lisa Sullivan gave the Manager's Report: Attached as Exhibit A

Treasurer's Report: Lisa Sullivan gave the treasurers report for the financial statements ending December 31, 2017. Attached as Exhibit B.

Committee Reports: Lisa Sullivan gave the ACC monthly report. All standard requests. It was also reported as a reminder the ACC voted to change the color schemes from 3 colors to 2 colors.

Old Business:

1. Improvements to common area: Dunes Edge bids submitted. Three bids were submitted and reviewed for the landscape improvements on common grounds located at Dunes Edge and Ridge Road. **Mark Deluccia made a motion to accept the CPM proposal. David Uhlfelder amended the motion to state the amount could not exceed \$2,621.00. Mary Jo Petterson seconded the motion which passed unanimously.**
2. Update on Management & Landscape bids – David Uhlfelder the provided the Board with a completed scope of work specs for the management bids. No update on the landscape contract bids.
3. Bids on salt water system – A written bid was submitted from Mako Pools in the amount of \$29,800.00 not including permits and health dept. engineering. **Mary Jo Petterson made a motion to suspend the efforts to obtain additional bids for a salt system. Mark Deluccia second the motion which passed unanimously.**

New Business:

1. Thomas Driscoll and Scott Isberner from the Town of Jupiter gave a presentation on the road resurfacing to be done in March.
2. Appointment of Landscape Committee Members and Fines Committee Member: **Marie Gunn, Wayne Parker and Joyce Eiseman were appointed to the Landscape Committee. All board members were in favor. Mary Jo Petterson made a motion to appoint Richard**

Holmberg to the Fines Committee. David Uhlfelder second the motion which passed unanimously.

3. Request to waive interest/late fees on 228 Ridge Road – All back maintenance fees have been brought up to date. **Mark Deluccia made a motion to waive the interest fees of \$4,955.48 and charge the \$500.00 in late fees on 228 Ridge Road. Mary Jo second the motion which passed unanimously.**
4. Discuss change of legal counsel – **Mary Jo Petterson made a motion to table this issue until after the annual meeting. Mark Deluccia seconded the motion which passed unanimously.**
5. Rules & Regulations - There was discussion on adding changes to the existing rules and regulations. No motions were made.
6. Parking issue on Sand Pine and Seashore – There was discussion on the parking problem on the roads but no motion was made. It was noted the manager will contact Code Enforcement to see if they have any suggestions to deal with the issue.

Open Forum - All questions were addressed.

With no other business before the Board, Mary Jo Petterson adjourned the meeting at 8:30 pm

Respectfully Submitted,

Lisa Sullivan, LCAM

For and on Behalf of the Board of Directors

APPROVED: