

The Ridge at the Bluffs Homeowners Association, Inc.
Board of Directors Meeting Minutes
April 18, 2018 – Immediately following Special meeting
Location: 215 Cape Pointe Circle, Jupiter, FL 33477

Determination of Quorum: Board members present in person were Mary Jo Petterson, Mark Deluccia, Nicole Crain, Brenda Kerle and David Uhlfelder. Also present Lisa Sullivan, LCAM with Campbell Property Management.

Call to Order: President, Mary Jo Petterson called the meeting to order at 6:55 pm.

Mark Deluccia made a motion to accept minutes of the February 21, 2018 board meeting as written. 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: Nicole Crain gave the treasurers report on the financial statements ending February 28, 2018. Attached as Exhibit B.

Committee Reports: Diane Goolgasian gave the ACC monthly report for the period of March 7th – April 18, 2018 with 56 applications in total. All standard requests.

Old Business:

1. Update on Management & Landscape bids – David Uhlfelder stated the request for management bids have gone out. Nicole Crain stated she had the draft for the landscape bids ready for the board to review. The board will schedule a workshop to go over specifications and make changes or corrections to the draft.
2. Change of Legal Counsel - **David Uhlfelder made a motion for Mary Jo Petterson to contact Becker & Poliakoff and advise them we are unsatisfied with our current counsel. Mark Deluccia second the motion which passed unanimously.**

New Business:

1. Appointment of ACC Committee Member: **Mary Jo Petterson made a motion to appoint Ralph Lamp to the ACC. Mark Deluccia seconded the motion which passed unanimously.**
2. Discussion on Officers roles - **David Uhlfelder made a motion to use the primer provided by Campbell property Mgmt as a guideline for each officer's role as long as it doesn't conflict with the documents. Mary Jo Petterson seconded the motion which passed unanimously.**
3. Noise from cars and people at tennis courts- After discussion it was agreed upon to put a notification in the newsletter and send an eblast requesting the tennis players be considerate of early morning noise and suggest they park in the recreation lot instead on the street.

4. Screen plastic cover patio awning - The manager will look into getting quotes to enclose the awning area at the pool.
5. Updating Documents - **Dave Uhlfelder made a motion to appoint a committee to update the documents. Brenda Kerle seconded the motion which passed unanimously. David Goolgasian, Paul Eiseman & Larry Merwin were appointed.**
6. Discussion on having a Parliamentarian - No motion made.
7. Board members submitting motions in writing - David Uhlfelder requested when possible board members submit their motions in writing.
8. Identifying projects, scheduling and funding - including xeriscaping larger common areas - The manager will work on a plan of needed improvements for the common areas.
9. Discussion/revote - mandatory monthly meetings - **Nicole Crain made a motion the board will meet monthly with the exception of an emergency or if the board deems a meeting is not necessary. Brenda Kerle seconded the motion which passed unanimously.**
10. Resurface Southwest Court - **Brenda Kerle made a motion to accept Armor Courts bid to resurface the southwest court which includes the root damage repair the amount not to exceed \$7,000.00. Nicole Crain second the motion which passed unanimously.**
Note: Manager to request Armor Courts repaint the pickle ball lines blue on southeast court.

Open Forum - All questions were addressed.

With no other business before the Board, Mary Jo Petterson adjourned the meeting at 8:15

Respectfully Submitted,

Lisa Sullivan, LCAM

For and on Behalf of the Board of Directors

APPROVED: May 16, 2018