

The Ridge at the Bluffs Homeowners Association, Inc.

Board of Directors Meeting Minutes

June 20, 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 and Brenda Kerle. Nicole Crain and Mark Deluccia were on conference call. Also present Lisa Sullivan, LCAM from Campbell Property Management and 11 homeowners.

Call to Order: President, Mary Jo Petterson called the meeting to order at 6:30 pm. Mary Jo Petterson added an item to the agenda to discuss the Landscape Committee.

Brenda Kerle made a motion to accept the Meeting minutes of May 16, 2018. David Uhlfelder second the motion which passed unanimously.

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

Treasurer's Report: Nicole Crain reported on the financial statement for the period ending May 31, 2018. No major expenditures in the month of May.

Committee Reports: ACC: Diane Goolgasian gave the ACC monthly report. All standard requests. 33 applications 32 approved and one denial.

Document Committee: Mary Jo Petterson gave the committee report attached as Exhibit B.

Old Business:

1. Update on Management & Landscape bids – Three bids were received for Management and will be reviewed by the Board at a workshop early July and presented for vote at the July Board meeting.
2. Change of Legal Counsel - No update
3. Screen/plastic cover for awning - The manager contacted 4 vendors for bids. One written bid was obtain in the amount of \$8,000.00 not including paver work and one vendor submitted a written statement of the extensive cost for the project. **Mark Deluccia made a motion to dismiss this project and cease obtaining bids. Mary Jo Petterson seconded the motion which passed unanimously.**
4. Tennis Court resurfacing - The manager reported on issues we are currently having with peeling on the court and getting the vendor back to do repairs. **Brenda Kerle made a motion not to use Armor Courts to do the Southwest Court as previously approved and allow the manager to contact other vendors for quotes. David Uhlfelder seconded the motion which passed unanimously.**
5. Landscape Committee - There was discussion about the ACC requesting to review all landscape applications before the Landscape Committee approved them. It was established the ACC would provide written guidelines for the Landscape Committee and any issues outside of the guidelines would be brought to the ACC for review.

New Business:

1. Homeowner request to install “Private Drive-No Exit” sign - **David Uhlfelder make a motion to decline the homeowners request to install the sign. Brenda Kerle 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 8:00

Respectfully Submitted,

Lisa Sullivan, LCAM

For and on Behalf of the Board of Directors

APPROVED: July 18, 2018