

**BLOOMINGDALE RIDGE HOMEOWNERS ASSOCIATION, INC.**

c/o L. E. Wilson & Associates, Inc.

P. O. Box 1058

Ruskin, FL 33575

**MINUTES OF THE BOARD OF DIRECTORS MEETING**

**January 14, 2008**

Pursuant to duly given notice, the Board of Directors meeting for Bloomingdale Ridge Homeowners Association, Inc. was called to order by the President of the Board, Frank Salatti, on January 14, 2008 at 6:35 p.m., at the Bloomingdale Library.

**Roll Call:** Present: Directors –Frank Salatti, Linda Weisman, Robert Strynar, and representatives from L. E. Wilson & Associates, Inc., Kathy Trimmer and Emilia Eich. Absent: Rob Maurello and Terry Hoos. Quorum was declared present.

**APPROVAL OF MINUTES:**

Frank Salatti motioned to approve the minutes of the October 16, 2007 Board meeting. Linda Weisman seconded and the minutes were unanimously approved.

**ACC REQUESTS:**

The following requests were approved at the meeting:

The Greens:

3903 Panther Creek Place- Vadelund- replace garage doors with a garage door with windows.

Fox Run

3905 Northridge Drive- Kleinman- perimeter fence (This was approved through the mail since there were no other requests and the homeowner requested that this be approved as soon as possible)

Members present: Karen Renaud and Frankie Cook

**COMMITTEE REPORTS:**

**Welcome Committee:**

Linda reported that she had visited the one new homeowner at 3911 Northridge Drive and they thoroughly enjoyed their welcome packet that the association provides.

**Maintenance:**

Waterfall Maintenance:

No Report except that everything is still running fine.

### Web Site:

Frank mentioned that the website should be a priority for this year and Kathy Trimmer suggested Lannie Cardwell and she stated that she would contact him for a bid on the website and what services he can provide for the community. Bob inquired what the Board would like to see on the website and the general consensus was that there needs to be updated pictures, updated Board members, and updated information about the community events and meetings.

### Street Lights:

Frank has spoken to Lee Isthm, who is one of the forerunners of TECO and spoke to Yadira Yadez, who is the engineer in charge of the project and they confirmed that the project should be underway before March. Frank questioned the Board as to whether or not we should send an update to the membership with the new information but the Board agreed that we would provide the membership with an update in the next newsletter to avoid additional printing and postage costs to the association.

### **DEED RESTRICTIONS:**

The Board reviewed the violation spreadsheet. Frank wanted to address with the Board the county's request to cease all lawn violations until the drought has cleared; however, since the community offers reclaimed water, this issue needed to be addressed. After further discussion, the Board unanimously approved to continue to enforce the habitual violators but that no new lawn issues should be addressed at this time.

### **LEGAL:**

Frank Salatti motioned, Bob Strynar seconded and it was unanimously approved to send a demand letter to 4003 Hidden Pines for the mildew on their house and fence. The Board agreed to schedule mediation for 2325 Eagle Bluff Drive and 4008 Eagles Nest Drive for their weeds in their lawn have perished leaving the lawn dead and it needs to be resodded. Pictures will be provided for the scheduled mediation. The Board approved the home at 4001 Hidden Pines Place to have the attorney send a pre-suit mediation letter for they did not comply with the original demand letter. The Board agreed to keep the attorney file open for 2313 Timbergrove Drive because the home is for sale and improvements are slowly being made. Also, the Board wants an update from the attorney regarding 2322 Timbergrove Drive because the homeowner is in foreclosure and they do not want to incur further legal fees until we receive an update from the attorney.

### **TREASURER'S REPORT:**

Emilia Eich stated that the financial reports for the year balanced and she inquired to the Board as to whether or not the 2007 books can be closed. Frank motioned and Linda seconded and it was unanimously approved that the 2007 books can be closed. However, pending a review of the Declaration of Covenants and Restrictions for Bloomingdale Ridge, the Board would like to the management company to combine the general reserves into the legal reserves and the asset reserves into the street sign reserves, therefore making the reserves appear to be more realistic as to the future expenses and repairs for the community.

### **MANAGEMENT COMPANY UPDATE:**

Since the Board of Directors has recently changed for the year 2008, new signature cards through Superior bank need to be obtained as soon as possible. However, due to the terrorism act recently passed,

the bank needs more information from the volunteer Board of Directors to be a signor for the community. Emilia stated that Dee Anne King will remain a signer on the account and Superior Bank needs at least one more individual on the Board of Directors. Therefore, Frank Salatti agreed to be a signor and he provided his information for the updated 2008 signature cards.

**OLD BUSINESS:**

No report.

**NEW BUSINESS:**

No report.

The next meeting is scheduled for March 10, 2008 at the Bloomingdale Library.

There being no further business, meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Linda Weisman  
Director

As prepared by:  
Kathy Trimmer  
Managing Agent