

**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**

**March 10, 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 March 10, 2008 at 6:40 p.m., at the Bloomingdale Library.

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

**APPROVAL OF MINUTES:**

Frank Salatti motioned to approve the minutes of the January 14, 2008 Board meeting. Linda Weisman seconded and the minutes were unanimously approved.

**COMMITTEE REPORTS:**

**Welcome Committee:**

Linda reported that she had visited the new homeowners at 2228 Hickory Ridge and 3802 Northridge Drive and they thoroughly enjoyed their welcome packet that the association provides.

**Maintenance:**

Community Maintenance:

Emilia presented a bid from Specialty Pressure Washing for pressure washing the street signs, storm drains and the three (3) center islands on Isle of Palms Drive in the amount of \$855.25. Frank Salatti motioned, Linda Weisman seconded and the job was unanimously approved. The Board would also like Emilia to contact Tom with Sunset Landscaping and have the palm tree on Timbergrove replaced. The Board agrees that this year's focus should be on maintenance of the common areas and past projects.

Waterfall Maintenance:

Frank Salatti reported that the rocks are starting to contain algae again and he will ask Dale Kahn to contact the pressure washer and have the waterfall taken care of. Other than that, the waterfall is still running well and nothing else needs to be done at this time.

Web Site:

Terry Hoos provided the username and password for Directnic so that Lannie Cardwell, web designer, can access the website host to ultimately redo the entire website with updated information and pictures. After further discussion, the Board would like a simple website with drop down menus and they want the website to contain the Declaration of Covenants and Restrictions, the Architectural Request form, the Newsletters, the Meeting Minutes, the Board of Directors information with email forwarding and a password protected Board member page so the management company can upload all of the meeting information.

Street Lights:

Frank has spoken to Yadira, TECO project manager for the street lighting, and she has assured him that they will install five (5) lights a day working six (6) days a week with a total of 88 lights; however, they were supposed to begin on March 7, 2008 and though the areas are flagged, no new lighting has been installed as of this date. Therefore, Frank will call again on the 11<sup>th</sup> of March for an update.

**DEED RESTRICTIONS:**

The Board reviewed the violation spreadsheet.

**LEGAL:**

Frank Salatti motioned, Robert Strynar seconded and it was unanimously approved to send a demand letter to 2322 Timbergrove for the lawn and weeds and a lawsuit may eventually be necessary for the homeowner has failed to comply with the pre-suit mediation letter sent regarding her palm trees. The Board agreed to send 4003 Hidden Pines a pre-suit mediation letter for mildew on their house and fence. The Board unanimously approved to send attorney letters to threaten a lawsuit to 2313 Timbergrove for trash cans, weeds in lawn and dead spots; to 2322 Timbergrove for failure to trim palm trees; to 4001 Hidden Pines for failure to resod lawn and flowerbed maintenance.

**TREASURER'S REPORT:**

Emilia Eich stated that the books have been closed for 2007 and the financial reports will be sent with the next newsletter to go out before the end of the month, which falls with the required 90 days as per the Florida Statute 720. After further discussion, the Board seemed pleased as to where the association is financially for the reports show that they are under budget so far for the year on expenditures.

**MANAGEMENT COMPANY UPDATE:**

No report.

**OLD BUSINESS:**

No report.

**NEW BUSINESS:**

No report.

The next meeting is scheduled for May 12, 2008 at the Bloomingdale Library.

There being no further business, meeting was adjourned at 8:30 p.m.

Respectfully Submitted,  
Linda Weisman  
Secretary

As prepared by:  
Emilia Eich  
Managing Agent