

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

May 13, 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 May 13, 2008 at 6:50p.m., at the Bloomingdale Library.

Roll Call: Present: Directors –Frank Salatti, Linda Weisman, Robert Strynar, Terry Hoos, Rob Maurello and a representative from L. E. Wilson & Associates, Inc., Emilia Eich. Absent: None. Quorum was declared present.

APPROVAL OF MINUTES:

Frank Salatti motioned to approve the minutes of the March 10, 2008 Board meeting. Terry Hoos seconded and the minutes were unanimously approved with noted changes.

COMMITTEE REPORTS:

Architectural Committee:

Mike Williby, The Greens, attended the meeting to discuss the brick paver installation at 4002 Hidden Pines. The committee would appreciate the Board's opinion on the approval or denial since it is unclear in the documents and left for interpretation. Frank stated that the community should not deny such large aesthetic improvements to the community especially when it will impact the property values positively. Therefore, after further discussion, it is the Board's opinion that we should approve the brick pavers under the condition that there is no design and it matches what has already been done to the sidewalk leading up to the door. Frank motioned, Rob seconded, and the architectural request is unanimously approved.

There is another approval pending that the committee would appreciate some guidance. The owner wants to plant ivy along the back wall. Mike stated that there is nothing in the restrictions which prohibits that ivy, so it was unanimously approved to approve the ivy with the stipulation that it is properly trimmed and does not go over the wall.

Welcome Committee:

Linda reported that she had visited the new homeowners on Northridge but received an email that there were new owners on Eagle Bluff and will make the effort to visit them this week.

Maintenance:

Community Maintenance:

Emilia stated that since the last meeting, the pressure washing of all the signs and storm drains has been completed by Frank with Specialty Pressure Washing. The Board was pleased with the work but wanted Emilia to check the sign at Panther Creek.

Since the last meeting, a resident within the community has expressed the need to replace the light bulbs on the entrance lighting. Frank reported that the bulbs are \$6.00 a piece and the total replacement would be less than \$100.00. Therefore, Terry Hoos motioned, Bob Strynar seconded and it was unanimously approved to replace the light bulbs at the entrances. As opposed to hiring someone, Frank is willing to replace them and the Board offered to assist in the replacement and rotate the responsibility.

Waterfall Maintenance:

Frank Hall with Specialty Pressure washing took care of the mildew and algae on the waterfall. Rob Maurello stated that the Mexican petunias are wilted and need to be replaced. Frank will contact Al Devney and see if they can be replaced.

Web Site:

The Board is very pleased with the website and thinks that it is very user friendly and a great source for the community and its members. Terry mentioned that he would like to see more pictures and Frank mentioned we should include some pictures of the street lights and the holiday lights to come later this year.

Bush Removal and Replacement:

Frank stated that Tom McHenry with Sunset landscaping has contacted him regarding some plants at the entrances that need to be replaced. Complete Landcare had replaced them over a year ago and they have since perished. Tom would like to replace them with plants that are hardier with the harsh summer conditions. Frank mentioned that while he is replacing these plants that we approve to level the Timbergrove entrances so we can see the signs while there is work to be done anyway. Frank motioned, Rob seconded and it was unanimously approved to have these items addressed pending an estimate from Tom.

Palm Tree Removal:

Since the last meeting, the palm tree on Timbergrove has been replaced; however, Tom McHenry has since sent an updated invoice because the ball of the tree required more workers for removal nor could he get equipment in the area to remove the ball of the tree. Rob agreed that there are unforeseen circumstances that impaired him from giving us a more accurate estimate. Terry stated that if the job was easier than expected, would Tom have reimbursed us the funds. Therefore, it was unanimously approved to provide Tom with an additional \$220.00 instead of the requested \$395.00 for the reasons stated above.

DEED RESTRICTIONS:

The Board reviewed the violation spreadsheet.

LEGAL:

Terry Hoos motioned, Frank Salatti seconded and it was unanimously approved to send a demand letter to 2241 Eagle Bluff Drive for the car on jacks. The Board unanimously approved to dismiss the case at 4003 Hidden Pines for the homeowner has corrected the mildew issue on the house and the fence. In regards to 2322 Timbergrove Drive, the Board approved to keep it open but not pursue mediation at this time because the homeowner seems to be making improvements.

TREASURER'S REPORT:

Emilia asked the Board if there were any questions about the financial statements and the only comment was that the Association is in a good financial position so far this year and they are pleased with the reports.

MANAGEMENT COMPANY UPDATE:

OLD BUSINESS:

All items previously discussed.

NEW BUSINESS:

A homeowner recommended to Frank that we paint the street signs black to match the street lights. However, the Board stated to place this item on hold at this time until we pursue the other necessary maintenance to the entrances.

The next meeting is scheduled for July 15, 2008 at the Bloomingdale Library.

There being no further business, meeting was adjourned at 8:45 p.m.

Respectfully Submitted,
Linda Weisman
Secretary

As prepared by:
Emilia Eich
Managing Agent