

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

July 15, 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 July 15, 2008 at 6:30p.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:

Terry Hoos motioned to approve the minutes of the May 13, 2008 Board meeting. Robert Maurello seconded and the minutes were unanimously approved.

COMMITTEE REPORTS:

Architectural Committee:

Present: Fox Run- Mike and Mary Bosler, Diana Herr and Steven Eckebrecht
The Greens- Mike Williby, Frankie Cook and Karen Renaud

During the meeting on May 13, 2008, it was agreed that the Association needed to update their Architectural Guidelines for the Association. Therefore, the Board and Architectural Committee members began the process of reviewing the draft for the Guidelines. With noted changes, Emilia agreed that she will update the draft and send all the members an updated copy. Due to time constraints, the committees were unable to complete the review but will make suggested changes on their own and they will reconvene with the discussion at the next meeting.

Mike Williby inquired if there would be anyone interested in meeting to discuss colors that would be considered for approval, in which they will review the suggested colors on www.pagetudor.com.

Welcome Committee:

Linda reported that she had visited the new homeowners on Northridge and Timbergrove and they appreciated their gift certificate that the association provides.

Maintenance:

Palm Tree Maintenance

Frank mentioned that the Board might want to consider bidding on the palm tree trimming at all the entrances because it is not within the landscaping contract for Sunset Landscaping and Tom, the owner, does not have the proper equipment for trimming these large palm trees. The Board agreed to table this discussion for now and we should work it into this year's budget for once a year trimming. Terry mentioned that an article should be placed in the newsletter to discuss bulk rate trimming for all the homeowners who are interested in which everyone would benefit with a better price.

Bush Removal and Replacement:

Frank stated that Tom McHenry with Sunset landscaping has completed the entrance reconstruction at Timbergrove and everyone agreed that it turned out to be aesthetically pleasing; however, with the drought and heat of summer, there are some annuals around the entrances that will need to be replaced.

DEED RESTRICTIONS:

The Board reviewed the violation spreadsheet and per a homeowner's request as discussed by Frank, the Board instructed Emilia to place the retaining walls on the violation spreadsheet and address these issues with the homeowners that they need to either remove them or repair them.

LEGAL:

Rob Maurello motioned and Bob Strynar seconded and it was unanimously approved to send a demand letter to 2321 Timbergrove Drive for the weeds in the flowerbeds and to trim the landscaping and 4004 Shadowhill Lane for mildew on their roof. The Board requested that the attorney proceed with including in the demand letter that all new homeowners sign a contract stating that you have received the Declaration of Covenants and Restrictions when you purchased the home.

In regards to 2313 Timbergrove Drive, the Board approved to have the attorney send them an intent to file a lawsuit letter for the lawn and trash containers.

It was also unanimously approved to send 2322 Timbergrove Drive a mediation letter for the lawn and weeds in the flowerbeds.

The Board unanimously approved to dismiss the case at 4001 Hidden Pines for the homeowner has corrected the mildew issue on the house and they have eradicated the weeds from the flowerbeds.

TREASURER'S REPORT:

Emilia presented the financial statements through June, 2008. After review and discussion, the financial statements will be filed as submitted.

In regards to lien filing, Emilia reported that there are three (3) outstanding homeowners for the assessment for 2008, two of which have contacted the management company with the intent to pay their assessment. Therefore, Rob Maurello motioned, Bob Strynar seconded and it was unanimously approved to file one (1) lien at this time.

MANAGEMENT COMPANY UPDATE:

OLD BUSINESS:

All items previously discussed.

NEW BUSINESS:

Pond Maintenance:

In regards to the association maintaining the pond on Isle of Palms, Terry stated that since it is not a drainage easement for the association, we should not proceed with treating the pond at this time. Therefore, Terry motioned, Bob seconded and it was unanimously approved to forego treating the pond and we will continue to treat the ponds on Natures Way and Culbreath.

The next meeting is scheduled for September 9, 2008 at the Bloomingdale Library.

There being no further business, meeting was adjourned at 8:40 p.m.

Respectfully Submitted,
Linda Weisman
Secretary

As prepared by:
Emilia Eich
Managing Agent