

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

September 16, 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 September 16, 2008 at 6:35p.m., at the Bloomingdale Library.

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

Quorum was declared present.

APPROVAL OF MINUTES:

Robert Strynar motioned to approve the minutes of the July 15, 2008 Board meeting. Frank Salatti seconded and the minutes were unanimously approved.

COMMITTEE REPORTS:

Architectural Committee:

Present: The Greens- Mike Williby and Karen Renaud

The following request was approved by Mike Williby and Karen Renaud:

- 2321 Eagle Bluff- Kocsis- fence approval

ACC Guideline Update:

As a continuation of the July 15th meeting, the Board and Architectural Committee members finished the process of reviewing the draft for the Guidelines. In regards to approved colors, Mike Williby stated that he was unsure as to whether or not the online color palate was the best decision even though it was the most convenient. After further discussion, Emilia stated that the management company would maintain a book of approved colors and she would obtain the colors from various home maintenance stores to be reviewed at the next meeting.

Karen Renaud also stated that we need to specify acceptable mailbox colors in the Guidelines so there is no confusion; for example, the homeowner with the red mailbox color without red accents on her house.

Therefore, with stated changes, Emilia will update the Guidelines and send them to the ACC members and Board members for final review. These Guidelines and Color Palates will be reviewed at the annual meeting to be held on November 18th.

Welcome Committee:

No report.

DEED RESTRICTIONS:

The Board reviewed the violation spreadsheet in detail.

LEGAL:

After the detailed review, there is no new attorney action required at this time with exception to the pending mediation cases against 2322 Timbergrove Drive and 2313 Timbergrove Drive. The association has never filed a lawsuit against a homeowner; however, at this time and in keeping with our system and obligation to the other homeowners in the community, Frank Salatti motioned and Robert Strynar seconded and it was unanimously approved to file a lawsuit against said homeowners for failure to maintain their property to the standards of the community and its governing documents.

TREASURER'S REPORT:

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

In regards to outstanding homeowners, Emilia reported that there are currently two (2) bank foreclosures in the community and two (2) association driven foreclosures at this time. Therefore, there is no need for further legal action and once the foreclosure is sold, the association has a right to collect the funds either from the bank or the new homeowner.

MANAGEMENT COMPANY UPDATE:

OLD BUSINESS:

All items previously discussed.

NEW BUSINESS:

Sunset Landscaping:

Frank Salatti reported that there have been some reliability issues with Tom McHenry with Sunset Landscaping. After a lengthy discussion with Tom, he is currently on probation with the association until further notice. Frank explained what he expected from Tom. Bob Strynar wondered if the invoice should be signed before Tom gets paid or if there could be a stipulation in the contract that he does not get paid until the work is satisfactory. Frank stated that he just expects Tom to call when he is going to be there. At this point, the Board will reconvene next meeting to discuss further if needed.

Budget:

Emilia stated that the next meeting will be our budget meeting and if there are any items that need to be addressed next year to email the items and approximate costs so it can be built in to the budget for 2009.

The next meeting is scheduled for October 21, 2008 at the Bloomingdale Library.

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

Respectfully Submitted,

Terry Hoos

Treasurer

As prepared by:

Emilia Eich

Managing Agent