

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 6, 2009

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 6, 2009 at 6:30 p.m., at the Bloomingdale Library.

Roll Call: Present: Directors –Frank Salatti, Robert Strynar, Linda Weisman, Peter Aluotto and Brent Rothe 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 October 21, 2008 Board meeting. Peter Aluotto seconded and the minutes were unanimously approved.

COMMITTEE REPORTS:

Architectural Committee:

Mike Williby attended the discussion with the Board that there are not enough committee members to serve on the Architectural Control Committees. Per the documents, the association must have two committees- one for Fox Run and one for The Greens. Emilia stated that Maureen Mulhall had called that morning and was interested in serving on the committee for the Greens. After further discussion, the Board will try to find some people willing to serve but until then, the committee will consist of the following people:

For the Greens, the committee will be Mike Williby, Maureen Mulhall and Linda Weisman.

For Fox Run, the committee will be Peter Aluotto, Brent Rothe, and Frank Salatti.

Welcome Committee:

No report.

Holiday Decorating:

Frank reported that he was not as satisfied this year with Decorating Elves as he was last year. In short, the lights never worked correctly because the outlets were not working correctly, they were short two wreaths that were never replaced when stolen, and the lights were not as extravagant as they were the prior year. Peter explained that it might be more beneficial for the Board to consider purchasing lights and wreaths for next year, renting a small storage unit and asking for volunteers to install the lights around the entrances to not only save money, but ensure that they are done correctly.

Palm Tree Maintenance:

Frank would like one of the projects for the year to be to hire a tree contractor to trim the 16 palm trees at the entrances that ultimately belong to the association. Peter suggested that we ask the Special Taxing District (STD) to trim them when the others are done in the common areas and bill us accordingly. Brent stated that the cost should be between \$35.00- \$50.00 per tree. Therefore, Peter will obtain estimates from the STD and Brent will gather estimates from various contractors.

Other Project Ideas for the Year:

Peter stated that the asphalt coating in Fox Run is worn out and needs to be redone before the entire road needs to be replaced. Emilia agreed to contact the county regarding resurfacing and Brent stated that he would be willing to meet with them on site.

Frank stated that another concern at the annual meeting was the speeding issue in The Greens. Frank agreed to contact the Sheriff's Department to see if it was possible to get some officers in the area to issue citations to the offenders. Frank will also ask the Sheriff's office if they have any recommendations in regards to signage that might help if placed in certain areas of the community.

DEED RESTRICTIONS:

The Board reviewed the violation spreadsheet in detail.

LEGAL:

Emilia stated that there have been multiple attempts to contact the homeowners at 2204 and 2206 Hickory Ridge Drive regarding their retaining wall. After further discussion, Frank Salatti motioned, Peter Aluotto seconded and it was unanimously approved the send these homeowners

an attorney demand letter.

Bob stated that the property located at 2321 Timbergrove Drive has also become quite an issue with the landscaping, weeds, trimming, fence and grease on the garage door. Emilia stated that the final letter went to them on the 5th of January and if not corrected, the Board can approve attorney action at the next meeting.

At this time, 2313 Timbergrove has not corrected the issues so their lawsuit stands until further notice.

TREASURER'S REPORT:

Emilia presented the financial statements through December, 2008. After review and discussion, the financial statements will be filed as submitted. Frank Salatti motioned, Brent Rothe seconded that Emilia can close the books for 2008.

MANAGEMENT COMPANY UPDATE:

OLD BUSINESS:

All items previously discussed.

NEW BUSINESS:

All items previously discussed.

The next meeting is scheduled for February 17, 2009 at the Bloomingdale Library.

There being no further business, meeting was adjourned at 7:48 p.m.

Respectfully Submitted,
Linda Weisman
Secretary

As prepared by:
Emilia Eich
Managing Agent