

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

February 17, 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 February 17, 2009 at 6:30 p.m., at the Bloomingdale Library.

Roll Call: Present: Directors –Frank Salatti, Linda Weisman, Peter Aluotto, Brent Rothe and a representative from L. E. Wilson & Associates, Inc., Emilia Eich. Absent: Robert Strynar. Quorum was declared present.

APPROVAL OF MINUTES:

Brent Rothe motioned to approve the minutes of the January 6, 2009 Board meeting. Frank Salatti seconded and the minutes were unanimously approved.

COMMITTEE REPORTS:

Architectural Committee:

Peter Aluotto stated that he intends to resign the position on the Architectural Committee and he has replaced himself with Elena Aluotto who has shown interest in being on the committee.

That being stated, there was one request for 3901 Northridge Drive for a new roof. The request was unanimously approved by Brent Rothe, Frank Salatti and Elena Aluotto.

Welcome Committee:

No report.

Palm Tree Maintenance:

Brent obtained three (3) quotes from licensed and insured palm tree maintenance companies ranging from \$30.00- \$50.00 per tree. Of the two (2) bids that are \$30.00, Mike Ferguson with Worry Free seems easier to work with; therefore, Frank motioned, Linda seconded and it was

unanimously approved for Brent to contact the companies for maintenance in March and September.

Speeding Issues in The Greens:

Frank investigated options for speeding in The Greens. He spoke with Deputy Pete about possibilities for rectifying the issue. The deputy placed speed indicator signs on Eagle Bluff for over a week to attempt to slow people down to 25 miles per hour. Frank also contacted Corporal Greg Winn and he oversees the motorcycle officers in the area. Their department supplies stealth boxes that can be placed on a utility pole which monitors speed and traffic volume so the Board can determine if this truly is a problem and what actions need to be taken. Corporal Greg Winn also stated that they would be willing to visit the area and issue citations. Therefore, at this time, Frank will complete the necessary forms and submit them to the county to start the process. He asked a few people in the area about speed bumps and the consensus is that they would be unfavorable and potentially decrease property values.

Road Resurfacing:

Emilia stated that she contacted the county and asked them to review the condition of the roads in Fox Run. The county is not planning on resurfacing the roads until 2012. They also stated that unless the roads are completely demolished and reworked, the roads would still have cracks with the resurfacing.

Home Break-Ins:

Linda stated that there was recently a home broken into with electronics missing. The Board agreed that these break-ins may become more frequent due to the economic crisis; therefore, Emilia will write an article for the next newsletter about certain precautions that may be taken to help prevent such intrusions.

Entrances:

Frank stated that the entrances have been severely affected by the recent freezes and he has instructed the landscaper to trim but not to replace plants at this time until spring when the threat of freeze is over.

DEED RESTRICTIONS:

The Board reviewed the violation spreadsheet in detail.

LEGAL:

Emilia inquired as to whether or not the Board would approve sending 3912 Northridge to mediation about painting their home. The Board would like to wait until the weather changes in hope that the homeowners will paint when the weather improves.

In regards to 2321 Timbergrove Drive, Peter has agreed to contact code enforcement before the association approves the owners for attorney action.

At this time, 2313 Timbergrove has not corrected the issues so their lawsuit stands until further notice. Emilia will provide an attorney update before the next meeting.

TREASURER'S REPORT:

Emilia presented the financial statements through January, 2009. Brent Rothe motioned, Frank Salatti seconded and it was unanimously approved to file the financial statements as submitted. It was also approved to open a savings account and transfer the current operating account into a Business Free Checking in an attempt to earn more interest on the monies throughout the fiscal year and to avoid Bank Charges.

In regards to Accounts Receivable, there are currently twenty-four (24) homeowners outstanding for 2009, two (2) for 2008 and 2009, and two (2) for 2007 through 2009. The four (4) outstanding from prior years are currently in foreclosure.

MANAGEMENT COMPANY UPDATE:

OLD BUSINESS:

All items previously discussed.

NEW BUSINESS:

Emilia stated that the income taxes for 2008 were calculated at \$595.12. Frank motioned, Peter seconded and it was unanimously approved to file the 2008 taxes as submitted.

The next meeting is scheduled for March 9, 2009 at the Bloomingdale Library.

There being no further business, meeting was adjourned at 7:46 p.m.

Respectfully Submitted,
Linda Weisman
Secretary

As prepared by:
Emilia Eich
Managing Agent