

**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**

**October 21, 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 October 21, 2008 at 6:30 p.m., at the Bloomingdale Library.

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

**APPROVAL OF MINUTES:**

Frank Salatti motioned to approve the minutes of the September 16, 2008 Board meeting. Linda Weisman seconded and the minutes were unanimously approved.

**COMMITTEE REPORTS:**

**Architectural Committee:**

For the Greens, there were no architectural approvals to be reviewed at this time. Present for the meeting was Mike Williby to assist the Board in approving the colors scheme for the community.

Fox Run did not have a quorum for the meeting. Absent: Mike and Mary Bosler, Laurie Leblanc, Steven Eckebrecht, and Diana Herr.

**ACC Guideline Update:**

The Board reviewed the ACC Guideline Update and was very pleased with its presentation. After reviewing the color samples from various home improvement stores, the Board unanimously approved a color scheme to be kept at the management company. Mike Williby stated that we needed to add to the Guidelines that all other colors outside the color scheme are to be approved on an individual basis. Therefore, Emilia will update the guidelines and send the draft to be approved at the annual meeting to the membership along with their annual meeting notice.

## **Welcome Committee:**

No report.

## **DEED RESTRICTIONS:**

The Board reviewed the violation spreadsheet in detail.

## **LEGAL:**

Emilia stated that there have been multiple attempts to contact the homeowners at 3912 Northridge Drive to paint their home for it is peeling and faded. The home at 4009 Shadowhill also has mildew on the home and it needs to be painted as well. Therefore, Frank Salatti motioned, Robert Strynar seconded and it was unanimously approved to send these homeowners an attorney letter to compel compliance.

Since our last meeting, 2322 Timbergrove has resodded and trimmed the bushes to our satisfaction. Therefore, Robert Strynar motioned, Frank Salatti seconded and it was unanimously approved to contact the Attorney and drop the lawsuit at this time.

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

## **TREASURER'S REPORT:**

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

In regards to outstanding homeowners, Emilia reported that there are still 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:**

In regards to Decorating Elves, with the Board's approval, Frank will contact them to ensure they

will decorate the entrances and the waterfall this year but he is going to attempt to negotiate the price with them since the STD is also going to hire them for the entrances of other communities. However, the Board stated that the holiday lighting was very successful last year and it was unanimously approved to hire Decorating Elves for this fiscal year as well.

## **NEW BUSINESS:**

### Budget:

The Board reviewed the budget and Frank stated that the fees will remain the same this year despite the increase in management fees. Frank stated that they went out for bid on different companies last year and L.E. Wilson and Associates does not compete with the other companies and remain much lower than their competition. The budget will be formally approved at the Board meeting before the annual meeting; however, there are no adjustments needed at this time.

### Gift Certificates:

The Board unanimously approved to purchase gift certificates in appreciation to the volunteers who reworked the ACC guidelines and agreed to \$100.00 a piece totaling \$300.00 to Stonewood Restaurant for their efforts in ensuring that the community is up to date with the Florida Statutes.

The next meeting is the Annual Meeting scheduled for December 15, 2008 at Alafia Elementary School.

There being no further business, meeting was adjourned at 7:50 p.m.

Respectfully Submitted,  
Linda Weisman  
Secretary

As prepared by:  
Emilia Eich  
Managing Agent