

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

May 19, 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 May 19, 2009 at 6:30 p.m., at the Bloomingdale Library.

Roll Call: Present: Directors –Frank Salatti, Linda Weisman, Peter Aluotto and Robert Strynar and a representative from L. E. Wilson & Associates, Inc., Emilia Eich. Absent: None. Quorum was declared present. Since the previous meeting, Brent Rothe has resigned from the architectural committee and Board of Directors via email correspondence.

APPROVAL OF MINUTES:

Bob Strynar motioned to approve the minutes of the April 7, 2009 Board meeting. Peter Aluotto seconded and the minutes were unanimously approved as submitted.

COMMITTEE REPORTS:

Architectural Committee:

FOX RUN- Present committee members: Elena Aluotto, Mike Bosler, and Mary Bosler

The following requests were discussed:

2224 Hickory Ridge Drive- adding two and a half feet of pavers on the left side of the driveway as you face the home was approved. The application was partially denied which was the addition of two and a half feet of pavers on the right side and the county easements.

THE GREENS- Present committee members: Mike Williby and Linda Weisman

The following request was discussed and approved:

2310 Timbergrove Drive- exterior paint as submitted

Welcome Committee:

No report.

Speeding Issues in The Greens:

Frank reported that he spoke to Jeannie on May 15, 2009, from the county office and he has submitted the request for monitoring the troubled areas and it will take 30-45 days for the results. They put the monitors in on April 30th, therefore, we will have an accurate report by July's meeting.

Palm Tree Maintenance:

A member of the association presented some information from the University of Florida regarding proper palm tree maintenance stating that it is acceptable to trim the brown fronds and seed pods but the green fronds that sometimes hang low are still providing nutrients for the tree. He inquired as to whether this article could be placed in the next newsletter and the Board agreed that it will be included for informational purposes.

Yard of the Month:

Emilia presented the Board of Directors with the potential sign that John from Signs by Mineo created. The Board agrees that it is not very "eye catching" so Peter agreed that he will work on a design with some possible sponsors. Peter will inquire from Lowe's and Bob will inquire with Ace Hardware to see if they would be interested in sponsoring our efforts to offer a prize to the recipient. Instead of "Yard of the Month", the Board wants to call this award the "Outstanding Landscape Award." After discussion, the recipient of the award will have no outstanding violations and will need to maintain their lawn to promote curb appeal. Therefore, each Board member will send Emilia an address of their choosing, Emilia will take the pictures and print them for the meeting, and the Board will vote at the meeting. The recipient's picture of their home will be included in the newsletter.

DEED RESTRICTIONS:

The Board reviewed the violation spreadsheet in detail. There is a homeowner with an exterior storage unit placed to the left of his home and he is not in agreement that it is a shed. He asked Emilia to present his issue to the Board and after further discussion, Peter motioned, Bob seconded and it was unanimously approved to send him a second letter asking him to remove the storage unit for it is against the Declaration of Covenants and Restrictions.

LEGAL:

Bob motioned, Peter seconded and it was approved by a quorum of the Board of Directors to send 4001 Hidden Pines a pre-suit attorney mediation letter. There was no further legal action required at this time.

TREASURER’S REPORT:

Emilia presented the financial statements through April, 2009. Peter Aluotto motioned, Bob Strynar seconded and it was unanimously approved to file the financial statements as submitted.

There are four outstanding homeowners for the 2009 assessment that do not have a current mortgage foreclosures filed against them. The 45 day notice due date was April 7, 2009; therefore Bob Strynar motioned, Peter Aluotto seconded and it was unanimously approved to file four liens for 2009.

MANAGEMENT COMPANY UPDATE:

Emilia stated that she has taken pictures of the entrances for the grant and will apply for the \$1500.00 county grant by next month. This will ultimately assist in reimbursing the association for the entranceway landscaping.

OLD BUSINESS:

All items previously discussed.

NEW BUSINESS:

A member of the association expressed some concerns regarding the informality of the Board meetings. Therefore, he would like to see the Board meetings run according to Robert’s Rules of Order which would benefit the Board in case of questioning. After discussion, the Board and management company agreed and will address this concern accordingly.

Another member of the association also expressed some concerns regarding the violations and did not feel that they were being addressed according to the Declaration of Covenants and Restrictions. Bob stated that there are certain items, per our legislature, that we are unable to address at this time and we have to be cognoscente of these items before we spend association money on an issue that we may not win. After further discussion, the Board of Directors and management company will explore our options and certainly take these concerns into account and address them accordingly.

The next meeting is scheduled for July 14, 2009 at the Bloomingdale Library.

There being no further business, Peter Aluotto motioned, Bob Strynar seconded and it was unanimously approved to adjourn the meeting at 8:35 p.m.

Respectfully Submitted,
Linda Weisman
Secretary

As prepared by:
Emilia Eich
Managing Agent