

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

July 14, 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 July 14, 2009 at 6:32 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.

There were some homeowners from the community attending the meeting so Frank inquired if there were any concerns that needed to be discussed at this time. The homeowner's main concerns were the conditions of some of the properties and the maintenance of the foreclosures. The Board in its entirety explained to the homeowners that the association is taking the proper steps to bring these homes into compliance but the Florida Statute requires the association to take certain legal steps and it is quite a lengthy process. In regards to the foreclosures, the association may not maintain these properties but when the banks take over the property, the association then has the authority to begin the process with the bank for maintenance purposes. Peter also suggested that the homeowners need to contact Code Enforcement and the Health department for Hillsborough County when they are seeing pests in these overgrown areas.

A homeowner also suggested that we attempt to call TECO and inquire as to when they are going to repaint/replace the community's electrical boxes. Emilia will make a list of the boxes and report them to TECO on her next round of inspections.

APPROVAL OF MINUTES:

Peter Aluotto motioned to approve the minutes of the May 19, 2009 Board meeting. Robert Strynar seconded and the minutes were unanimously approved as submitted.

COMMITTEE REPORTS:

Architectural Committee:

FOX RUN- Present committee members: Elena Aluotto. Elena presented some concerns regarding the attendance of the other committee members at the meeting and requested that an email go out to the committee members that they need to not only "Reply All" to the emails so the other members can see the comments but also attend the meetings in case there is any discussion needed regarding the requests. Emilia will send the email notification to the members

and if this situation is not corrected, the Board will discuss the need for advertising in the newsletter for volunteers that can attend regularly as required by the Florida Statute 720.

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

The following request was discussed and approved:

2312 Marseille- exterior paint as submitted

Welcome Committee:

Linda stated that she will visit the new homeowners at 2221 Hickory Ridge and 4001 Hidden Pines and present them with the gift card as provided by the association.

Speeding Issues in The Greens:

Frank reported that he included the results in the newsletter that basically the county cannot approve the traffic calming at this time because it does not meet the criteria. Peter announced that the county will be eliminating their traffic calming as of October 1, 2009 due to budget constraints.

Outstanding Landscape Award:

Emilia stated that the sign has been completed thanks to the design provided by Peter. Pete contacted Hiram Rodriguez, General Manager for Lowe's, about a sponsorship and he requested a letter signed by the President of the HOA. Therefore, Emilia delivered the letter and is waiting to hear from Hiram; however, he is currently on vacation but has a message waiting for his return. Once we receive the sponsorship material, Emilia will send a flyer to the homeowners with a picture of the home with the sign posted announcing the first recipient of the Outstanding Landscape Award.

DEED RESTRICTIONS:

The Board reviewed the violation spreadsheet in detail.

LEGAL:

Peter motioned, Rob seconded and it was unanimously approved to send four attorney demand letters and two pre-suit mediation letters to members of the association who are not complying with the deed restrictions of the community. There was no further legal action required at this time.

TREASURER'S REPORT:

Emilia presented the financial statements through June, 2009. Bob Strynar motioned, Linda Weisman seconded and it was unanimously approved to file the financial statements as submitted.

MANAGEMENT COMPANY UPDATE:

All items previously discussed.

OLD BUSINESS:

All items previously discussed.

NEW BUSINESS:

The next meeting is scheduled for September 15, 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 8:30 p.m.

Respectfully Submitted,
Linda Weisman
Secretary

As prepared by:
Emilia Eich
Managing Agent