

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

September 15, 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 September 15, 2009 at 6:28 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.

APPROVAL OF MINUTES:

Linda Weisman motioned to approve the minutes of the July 14, 2009 Board meeting. Robert Strynar seconded and the minutes were unanimously approved as submitted.

COMMITTEE REPORTS:

Architectural Committee:

Peter mentioned that we may want to consider an amendment to the Architectural Guidelines that if a homeowner is planning to change the dimensions of their landscaping beds, either smaller or larger, in front of the home, they would need to submit for architectural approval. It was unanimously approved to table this discussion for the next meeting when the Board can gather their thoughts and consider wording to such amendment.

FOX RUN- Present committee members: Elena Aluotto

The following requests were approved through email and personal correspondence:

2224 Hickory Ridge Drive- addition of brick pavers on the right side of his driveway not to extend beyond the house to match the left side of his driveway

3811 Northridge Drive- exterior paint change to dark gray and white trim.

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

There were no requests to be reviewed at this time; however, Mike noted that 2303 Eagle Bluff has installed a fence without prior acc approval.

Welcome Committee:

Linda stated that she visited the two new homeowners but one homeowner on Isle of Palms Drive has been visited four times and they have not been home.

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 who are not complying with the deed restrictions of the community.

TREASURER'S REPORT:

Emilia presented the financial statements through August, 2009 and it was unanimously approved to file the financial statements as submitted. The Board of Directors unanimously approved Emilia to reallocate the reserves so we have enough in the Street sign reserve account to cover full replacement.

MANAGEMENT COMPANY UPDATE:

All items previously discussed.

OLD BUSINESS:

Outstanding Landscape Award- After reviewing the two options, Peter motioned, Bob seconded and it was unanimously approved to have 4037 Eagles Nest Drive as our first Outstanding Landscape Award recipient.

NEW BUSINESS:

Fall Newsletter: The Board reviewed the newsletter in detail and approves of the format. It will be sent with a picture of the Outstanding Landscape Award recipient as well.

2010 Budget: Emilia presented the proposed 2010 budget with the option of maintaining our current rate of \$138.00 or increasing the fees to \$151.00. After further discussion, the Board agreed that due to the economic conditions at this time and the condition of our reserve accounts, it would be prudent to maintain the fees at the current level. Therefore, the proposed budget will be presented the approved at the annual meeting.

The next meeting is scheduled for October 20, 2009 at the Bloomingdale Library.

There being no further business, Bob Strynar motioned, Peter Aluotto seconded and it was unanimously approved to adjourn the meeting at 8:10 p.m.

Respectfully Submitted,
Linda Weisman
Secretary

As prepared by:
Emilia Eich
Managing Agent