

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 20, 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 October 20, 2009 at 6:35 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:

Peter motioned to approve the minutes of the September 15, 2009 Board meeting. Robert seconded and the minutes were unanimously approved as submitted.

COMMITTEE REPORTS:

Architectural Committee:

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

* The Board of Directors unanimously approved to remove David Turnbull and Steven Eckebrecht from the committee due to scheduling conflicts.

The following requests were approved at the meeting:

2108 Isle Of Palms Drive- exterior paint change

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

4017 Eagles Nest Drive- exterior paint colors denied based on the fact that they are not approved colors on the ACC color palette.

4039 Eagles Nest Drive- exterior paint colors denied based on the fact that they are not approved colors on the ACC color palette.

Welcome Committee:

Linda stated that she has visited the new owners but has continued to try with the ones on Isle Of Palms Drive but they are never home when she stops by; therefore, Pete and Elena Aluotto will visit them when they see them home.

DEED RESTRICTIONS:

The Board reviewed the violation spreadsheet in detail.

LEGAL:

Bob motioned, Peter seconded and it was unanimously approved to send one attorney demand letter and two mediation letters following up on the attorney demand letters sent last month.

TREASURER'S REPORT:

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

MANAGEMENT COMPANY UPDATE:

All items previously discussed.

OLD BUSINESS:

NEW BUSINESS:

2010 Budget: Emilia presented the proposed 2010 budget with maintaining our current rate of \$138.00. After further discussion, the proposed budget will be presented and approved at the annual meeting.

Annual Meeting: Emilia inquired as to which present Board members would like to remain on the ballot for the 2010 election. The present members will contact Emilia via phone call or email before the 3rd of November. Also, Frank asked Emilia to include Christmas lighting and Pete asked to include a French Drain discussion on the agenda for the annual meeting.

The next meeting is the annual meeting scheduled for November 17, 2009 at the Bloomingdale Library at 7:00 p.m.

There being no further business, Bob Strynar motioned, Peter Aluotto seconded and it was unanimously approved to adjourn the meeting at 7:37 p.m.

Respectfully Submitted,
Linda Weisman
Secretary

As prepared by:
Emilia Eich
Managing Agent