

BLOOMINGDALE RIDGE HOMEOWNERS ASSOCIATION, INC.

c/o L. E. Wilson & Associates, Inc.

P.O. Box 1058

Ruskin, FL 33575

MINUTES OF THE ANNUAL MEMBERSHIP MEETING

November 17, 2009

Pursuant to duly given notice, the Annual Membership Meeting for Bloomingdale Ridge Homeowners Association, Inc. was called to order by the President, Frank Salatti at the Bloomingdale Regional Library, Valrico, Florida on November 17, 2009 at 7:00 PM.

Roll Call: Present: Directors – Frank Salatti and Peter Aluotto and a representative from L. E. Wilson & Associates, Inc., Emilia Eich and Tiffany Wiggins. Absent: Robert Strynar and Linda Weisman. There were 41 homes represented by person and proxy.

Quorum was not declared present for the annual membership meeting; therefore this meeting is for discussion purposed only.

NOTICE OF MEETING:

Frank Salatti stated the membership was properly notified for this Annual Meeting with a notice mailed by the US Postal Service 14 days in advance of the meeting and signs posted at each entrance.

NOMINATIONS COMMITTEE REPORT:

Frank Salatti of the Nominating Committee stated the nominations were properly received and they are as follows:

Peter Aluotto
Tina Ellis
Allen Mitchell
David Miller
Robert Strynar

There being no other nominations, a motion was made, seconded and unanimously approved to close the nominations. Therefore, the 2010 Board of Directors is as follows:

Peter Aluotto
Tina Ellis
Allen Mitchell
David Miller
Robert Strynar

REVIEW OF 2010 BUDGET:

Frank discussed and reviewed the approved budget for 2010. The annual assessment will remain at \$138.00. Since there were concerns raised regarding the increase in management fees last year, the Board bid other management companies this year and the lowest fee bid was \$4.85 per door and increased from there. Since L.E. Wilson and Associates has maintained their fee of \$3.08 per door, the Board approved the management contract through 2010.

OPEN DISCUSSION:

Frank stated that since there is over \$1900.00 in Accounts Receivable, he wanted to leave it open to the membership as to whether or not the association should decorate the entrances this year as in years past. The cost to decorate is \$3000.00. After further discussion, the association does not want to proceed with hiring a company but will form a volunteer committee to decorate the entrances with wreaths. A motion was made to approve a \$200.00 expenditure for holiday wreaths, motion was seconded and unanimously approved.

Peter informed the membership that there are many low-lying areas in the community and stated that he has recently installed French drains and they are working tremendously well.

Peter also approached the membership about updating the architectural guidelines that homeowners would not be able to sod their existing flowerbeds. After discussion, the membership feels that this should not be considered and since we have reclaimed water to maintain these areas, this should not be addressed further.

Frank stated that last year there were some concerns raised regarding the speeding issue in the community. This has been addressed with the county and a letter was sent to the homeowners that this is not an incredible concern for the community at this time.

Homeowners also expressed their concerns about people parking in the streets and a homeowner stated that these are public streets; therefore, the association is not able to enforce the parking issue. However, there is a section in our covenants that if you are able to park in the garage or driveway that this should be enforced. Emilia will monitor this on her inspections however encouraged the homeowners to call her when such issues arise as well so these issues can be addressed by the management company.

The foreclosures in the community were also of concern and Frank and Emilia explained the legal processes that we are taking to get these properties maintained and the dues paid. For example, there was one home this year that owed three years back dues and all the fees and attorney costs were collected at closing and reimbursed to the association. A homeowner inquired as to whether the association can maintain these properties and Emilia explained that this becomes a liability for the landscapers because they are encroaching on private property but the banks do maintain these areas once they take the homes over. Frank also explained that it is important to be a community and to gather with your neighbors to maintain these areas to keep your own property values maintained.

There were also concerns raised regarding the painting of the TECO boxes. Emilia stated that she calls TECO on a weekly basis with no success. Therefore, a homeowner suggested a line item be placed in the next newsletter with the phone number for multiple homeowners to call. Frank also stated that he submitted all the required paperwork they asked for this year and they stated that there was no money in the budget for such repairs.

Also, homeowners suggested we rerun the sidewalk repair section and the homeowner's insurance saving tip section in the newsletter again as well for it has saved multiple homeowners quite a bit of money on their insurance.

Members thanked the Board of Directors and Committee Chairperson for their service to the community.

With no further business, the meeting was adjourned at 8:13 PM.

Respectfully Submitted,

Peter Aluotto
Director

As prepared by:
Emilia K. Eich
Managing Agent

BLOOMINGDALE RIDGE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS ORGANIZATION MEETING
November 17, 2009

Pursuant to duly given notice, the Organization Meeting of the Board of Directors was called to order at 8:15 p.m. following the Annual Meeting.

Roll Call: Present: Directors – Peter Aluotto, Tina Ellis, Allen Mitchell, David Miller and a representative from L. E. Wilson & Associates, Inc., Emilia Eich. Absent: Robert Strynar.

A motion was made, seconded and unanimously approved to elect the following officers:

President:	Robert Strynar
Vice President:	Peter Alutto
Secretary:	Tina Ellis
Treasurer:	Allen Mitchell
Director:	David Miller

Meeting Schedule for 2010:

The next meeting is currently scheduled for January 7, 2009 at the Bloomingdale Library at 6:30 p.m.

With no further business, meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Tina Ellis, Secretary
Emilia Eich, Recorder