

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

April 7, 2010

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, Robert Strynar, on April 7, 2010 at 6:35 p.m., at 4001 Shadowhill Lane.

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

APPROVAL OF MINUTES:

Peter motioned to approve the minutes of the March 11, 2010 Board meeting. David seconded and the minutes were unanimously approved with the stated change that the discussion of the Charcoal Gray house on Northridge is added.

COMMITTEE REPORTS:

Architectural Committee:

FOX RUN- Present committee members: Elena Aluotto. Since there is not a quorum of the committee, it was unanimously approved that the Board should approve the following requests.

3909 Northridge- White pvc fence approved with the stipulation that the owner at 3905 Northridge will need to maintain the area of his lawn not fenced in which will be approximately an 18” strip of grass between the two fences. (Approved by Elena Aluotto, David Miller and Allen Mitchell)

3911 Northridge- White pvc fence to match the property located at 3913 Northridge Drive. (Approved by David Miller, Bob Strynar, and Allen Mitchell)

THE GREENS- Present committee members: Frank Salatti

2214 Eagle Bluff Drive- Fiberglass energy efficient entry door approval pending the color from the homeowner (signed approved by Frank and Maureen approved via email)

4002 Eagles Nest- exterior paint with Vanilla Bean as the trim color and Golden Brown LA515 as the main color and after review of the color palette, this color closely resembles Cedar Grove. (signed approved by Frank and the Board recommends approval)

4008 Eagles Nest- homeowner wants a driveway extension past her home. Per the Architectural Guidelines, this modification is not permitted within the community. (Frank denied and the Board recommends denial from the rest of the committee)

David recommended that all requests be reviewed by the Board for final approval so a situation does not happen in the future where something gets approved that does not match the architectural guidelines. This decision was approved by the Board.

Welcome Committee:

Emilia reported that Tina is aware of the new owners at 2336 Eagle Bluff and she will visit them when she returns. Also, Emilia purchased 4x \$25.00 gift cards for the new owners and has delivered them to Tina for distribution.

DEED RESTRICTION VIOLATIONS:

The Board reviewed the Violation report in detail. After review, Allen motioned, Pete seconded and it was unanimously approved to send one homeowner a mediation letter from the attorney for an outstanding violation.

Emilia inquired as to when the Board would recommend sending dead lawn and weeds in lawn letters requiring homeowners to resod or plug. The Board approved the week of April 19, 2010 for the next inspection which gives people two more weeks to begin the process themselves.

David also inquired about the most recent newspaper article about foreclosing on someone's property and the process. Emilia stated that she would forward the attorney response to the Board for their review basically stating that there is still a very specific legal process that we have to follow in order to foreclose on someone's property and it has to be for unpaid assessments. Emilia also stated that the Board has Homeowner's association foreclosures already filed on homeowners and that is as far as we can legally go in order to maintain our fiscal responsibility to the membership.

TREASURER'S REPORT:

Emilia presented the financial statements through March 2010 and the Board unanimously approved to file the financial statements as submitted. As of this date, there are still 8 homeowners who have not paid their yearly assessments but the 45-day certified notices have been mailed and are due on April 10, 2010. Therefore, David motioned, Allen seconded and it was unanimously approved to file liens on the delinquent properties after April 10, 2010.

David stated that the Board needs to start thinking about next year's budget and the need to raise dues based on what the homeowner's that he has spoken with would like to see happen within the community. Basically, the association's expenses are continuing to rise and this may be necessary to maintain our current level of expenditures. However, Bob stated that we need to justify raising the dues to the community so David will construct a survey to be sent to the membership asking for suggestions and what they would like to see happen in the year to come.

MANAGEMENT COMPANY UPDATE:

Emilia has spoken to the Bloomingdale Taxing District about the landscaping that was taken out by their landscapers at the Timbergrove entrance and the lights that were replaced at the Fox Run entrance off Hickory Ridge Drive. Joe Harless of the "BSTD" stated that he was not aware that these entrances were being maintained by the association since Al Devney retired; therefore, he will

replace the lights to the original flood lights which light the entrances to our satisfaction. Emilia is also trying to get some reimbursement for the plants that were taken out in error.

OLD BUSINESS:

Outstanding Landscape Award- Peter reported that Lowe's has yet to respond to the request or return our phone calls so he is going to proceed with asking Home Depot and Kerby's nursery for a sponsorship.

Community Involvement: David stated that we have 74 email authorizations so far and he wants to put an article in the next newsletter stating how much this is saving the association because these individuals are emailed the newsletter so that cuts down the cost of printing and postage.

Entranceway Landscaping: Emilia discussed some plant options for the Board to consider in re-landscaping the entrances. The options presented were Indian hawthorne, Laura Pelham, knockout roses and azaleas. David asked Emilia to send pictures of the flowers so he can email the homeowners asking for their suggestions and opinion. He will allot them a week to respond and then we will proceed with contacting the landscaper. To ensure that the landscaping is completed, the Board would like to approve the final landscaping proposal via email correspondence to the management company.

NEW BUSINESS:

Community Gathering: Bob stated that Tina had spoken to the Bloomingdale Golf Course and they only want to allow us to use the area behind the clubhouse which means that the homeowners must drive there and they have to buy their refreshments from the clubhouse. Therefore, he has contacted Dawn Firestine on Aspen Leaf Way to see if their cul-de-sac is available for a gathering in late May or early June. He will inform the Board via email.

The next meeting is scheduled for May 25, 2010 at 4005 Shadowhill Lane.

There being no further business, David motioned, Allen seconded and it was unanimously approved to adjourn the meeting at 8:30 p.m.

Respectfully Submitted,
Allen Mitchell
Treasurer
As prepared by:
Emilia Eich
Managing Agent