

**Bloomington Trails Homeowners Association, Inc.**  
**Board Of Directors Meeting**  
**October 6, 2003**

**Minutes**

**Call to Order:** The meeting was called to order by Ricardo Nunez at 7:05 p.m.

- **Verify Quorum** - It was verified that a quorum was present -- Ricardo Nunez, president, Rick Nigro, vice president/treasurer and Randy Groomwald secretary. Pamela Pinner with McNeil Management was also present.
- **Confirmation of Proper Meeting Notice** – It was confirmed that notice was posted 48 hours in advance of the meeting.
- **Approval of Minutes** – Pamela Pinner read the minutes from the previous board meeting. Ricardo Nunez moved to accept the minutes as read. Rick Nigro seconded. Unanimous vote. Motion carried.

**Financials:** Financials were reviewed.

- The bank account balance at September 30, 2003 was \$38,793.26.
- The year to date variance report shows a positive net income of \$15,760.69.
- The delinquent accounts report was reviewed. Current delinquencies are \$3,295.07. Letters will be sent to owners with outstanding balances re: new policies for applying income in the month it is received.
- Ricardo Nunez moved to accept financials. Randy Groomwald seconded. Unanimous vote. Motion carried.

**Unfinished Business**

- Ricardo Nunez motioned to install PVC fence along the western perimeter and wooden board on board at the tot lot. Rick Nigro seconded. Unanimous vote. Motion carried. Rick Nigro said he would speak with USA Fence to see if he could get a better price and he recommended McNeil Management obtain a bid from Smith Fence in Clearwater.
- Board discussed landscape buffer issue. Management should send letters to each homeowner along the north side of Bloomington Trails Blvd. explaining the ownership issue and requesting each owner sign the Land/Use Agreement created by the attorney.
- Rick Nigro moved to accept the American Access Controls annual contract on the front gate. Ricardo Nunez seconded. Unanimous vote. Motion carried.
- Discussion regarding proposed document changes for fences, screens at front door, and bronze screens. The information has not been collected on bronze screen enclosures or screens at the front door. Owners will continue efforts. Ricardo Nunez moved to table further discussion.

**New Business**

- Reviewed notices report. Randy Groomwald moved to send 1427 Saddle Gold file to attorney regarding unacceptable lawn maintenance. Ricardo Nunez seconded. Unanimous vote. Motion passed.
- The architectural alterations report was reviewed.
- The 2004 Budget was presented to the board. Directors will review and be prepared to vote at the November board meeting.

**Adjournment**

- Ricardo Nunez moved to adjourn the meeting at 9:00 p.m. Rick Nigro seconded. Unanimous vote and the meeting adjourned. The next board meeting is scheduled for Monday, November 3 at 7:00 p.m.