

Bloomington Trails Homeowners Association, Inc.
Board Of Directors Meeting
November 7, 2003

Minutes

Call to Order: The meeting was called to order by Ricardo Nunez at 7:00 p.m.

- **Verify Quorum** - It was verified that a quorum was present -- Ricardo Nunez, president and Rick Nigro, vice president/treasurer. 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 October 31, 2003 was \$39,565.82 including cd's.
- The year to date variance report shows a positive net income of \$15,893.01.
- The delinquent accounts report was reviewed. Current delinquencies are \$2,909.43.
- Ricardo Nunez moved to accept financials. Rick Nigro seconded. Unanimous vote. Motion carried.

Unfinished Business

- Ricardo Nunez and Rick Nigro signed the contract for Smith Fence in Clearwater. The work will begin the first week in December and should take approximately three days.
- The Board reviewed the landscape buffer mailing and felt it detailed perfectly what the agreement is and discusses penalties for violations. Management explained there was confusion among the owners. Ricardo requested management contact each owner by phone and explain that this issue has been discussed at three board meetings this year and that the board chose to proceed with this action at the request of Bloomington Trails Boulevard owners who attended meetings.
- Discussion regarding proposed document changes for fences, screens at front door, and bronze screens. The information has not been collected on bronze screen enclosures. Joanne Rush reported that there was not enough approval for any type of screen doors. Retractable screen doors are short 12 signatures and there are still 29 homes to visit. Owners will continue efforts. Ricardo Nunez moved to table further discussion. Rick Nigro seconded.
- The 2004 budget was reviewed and discussed. Ricardo Nunez moved to accept the 2004 budget and increase the monthly assessment to an even \$68.00. Rick Nigro seconded. Unanimous vote. Motion carried.
- Ricardo Nunez, Rick Nigro, Joanne Rush and Ralph Graves will begin putting together information to include on the new website.

New Business

- Reviewed notices report. Management was requested to contact the Martins at 3521 Gray Whetstone regarding the unscreened and non-fenced pool. There was no response to the letter sent on 10/10/03.
- The architectural alterations report was reviewed. Robert Stanford, an owner with a bronze pool screen, stated that it was installed by the developer.
- Reviewed request from owner to mail flyer with newsletter. Ricardo Nunez motioned that the owner may send her flyer to owners. Rick Nigro seconded. Unanimous vote. Motion carried.

Adjournment

- Ricardo Nunez moved to adjourn the meeting at 8:30 p.m. Rick Nigro seconded. Unanimous vote. Meeting adjourned. The next meeting is the annual member meeting in January 2004.