

**Bloomingtondale Trails Homeowners Association, Inc.**  
**Board Meeting**  
**July 26, 2007**  
**Bloomingtondale Community Center**  
**3940 Canoga Park Drive – Brandon, FL**

**Minutes**

**Call to Order:** The Quarterly Meeting was called to order by Ralph Graves at 6:35 p.m.

- **Verify Quorum** - It was verified that a quorum was present – Ralph Graves, Ricardo Nunez were present. McNeil Management, Mr. Douglas Pinner, was also present.
- **Confirmation of Proper Meeting Notice** – It was confirmed that the meeting sign was posted in a timely manner at least 48 hours in advance of the meeting.
- **Approval of Minutes** – Ralph Graves moved to accept the minutes as presented. Ricardo Nunez second and motion carried unanimously.

**Financials:** Financials were reviewed.

- The bank account balance at June 30, 2007 is \$80,789.56 including cd's.
- Delinquent Accounts Report  
Board moves to accept Florida Legislation SB 1844 delinquency notice procedure.
  - Assessment payment due on 1st of each month – payment considered late after 30 days.
  - MMSI sends regular mail late notice labeled “Final Notice” providing final 10 days to pay without penalty.
  - If still unpaid after 10 days, owner account sent to attorney for 45 day certified notice – owner charged late fees and/or interest per docs, attorney fees, collection fees, bank fees, etc.
  - If still unpaid after 45 days, lien is filed, cost to owner goes up even more and owner is sent a 45 day foreclosure notice.
  - If still unpaid after 45 days, attorney begins foreclosure proceedings (with HOA approval).

The real differences between the old and new ways are as follows:

- Step 2 (certified letter) is handled by attorney and allows 15 more days (45 vs. 30)
- Fees are added at step 2 (certified letter) instead of step 3 (lien filing/foreclosure notice)
- Step 3 (foreclosure notice) also allows 15 more days than before to clear lien

Motion to accept this new method of delinquent account procedure requested by Ralph Graves, Ricardo Nunez seconded and the motion carried unanimously. This procedure will be implemented immediately to all existing and new delinquent accounts.

**Unfinished Business**

- Discussion ensued regarding the “Walking path” around the pond. Since the resident requesting the construction of the “Walking Path” was not present at the meeting, this topic will be held and discussed at the next HOA meeting.
- Board moves to amend the current by-laws with respect to auditing the HOA finances. HOA will now follow guidelines with respect to State of Florida Statutes (based on Bloomingtondale Trails HOA annual budget), which will change the language as to the level of the audit that will be performed. McNeil to draft new language for amendment to by-laws, and Board to approve. Motion to accept by Ralph Graves, Ricardo Nunez seconded and the motion carried unanimously.
- Current architectural guidelines for painting homes will need to be changed due to Florida Senate Bill 902 which became active July 1, 2007. Senate Bill 902 gives a homeowner more of a broad spectrum of color options that they can paint their home. Board agrees that Architectural Committee shall begin to address this issue by selecting a color palette and that will result in creating a color standard. McNeil

will have HOA attorney review this new Senate Bill 902 in order to present a formal recommendation to the Board on how to address and implement new color standard. Motion to accept attorney review by Ralph Graves, Ricardo Nunez seconded motion carried unanimously.

- Civil Traffic Engineering study was performed by local firm to verify that Bloomingdale Trails has sufficient signage present for public enforcement of speed limit within neighborhood. Results were that BT has insufficient signage. Results of study were presented to board members.

#### **New Business**

- Board moved to change neighborhood speed limit to 15 miles per hour uniformly on all Bloomingdale Trails Streets. Motion to accept attorney review by Ralph Graves, Ricardo Nunez seconded motion carried unanimously.
- Board moved to have signage and street markings installed per Civil Traffic Engineering report in order resolve deficiencies identified in report. Motion to accept attorney review by Ralph Graves, Ricardo Nunez seconded motion carried unanimously.
- Board moved to change current procedure for violations notices with respect to unauthorized architectural changes, lawn maintenance issues, and other unsightly property issues. New procedure for notification will be as follows:
  - McNeil will issue a formal letter to homeowner and residence (if home is a rental) once a violation is seen or reported.
  - After a period of 15 days, another letter is sent via Certified Mail.
  - After a period of 30 days after receipt of certified letter, McNeil will then have HOA attorney begin lien procedures on property.
  - Motion to accept attorney review by Ralph Graves, Ricardo Nunez seconded motion carried unanimously.
- Board moved to remove dying trees along the banks of Buckhorn Creek to prevent damage to homes located along these areas. Motion to accept by Ralph Graves, Ricardo Nunez seconded motion carried unanimously.
- Board moved to allocate \$300 to fund a Halloween party to be held Wednesday October 31, 2007. A children's movie will be shown in the Tot Lot, and beverages and popcorn will be served. Motion to accept by Ralph Graves, Ricardo Nunez seconded motion carried unanimously.
- Board moved to hold next community yard sale on September 15, 2007. Gates will be open from 7:00 AM until 1:00 PM. Motion to accept by Ralph Graves, Ricardo Nunez seconded motion carried unanimously.
- Board moved to change vehicle access gate hours. New hours will be as follows:
  - Monday thru Friday afternoons the gates will be open from 4 PM to 6 PM
  - The gates will not be on a morning schedule. They will not open in the mornings from now on.

#### **Adjournment**

- Ralph Graves moved to adjourn the meeting at 7:45 p.m. Ricardo Nunez seconded motion and meeting adjourned.

The next quarterly board meeting is scheduled for October 25, 2007 at 7:00 p.m. at the Providence Community Center. This will be the Budget Meeting in which the Board will set next year's budget.

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Secretary

Date Approved