



**BONTERRA HOMEOWNERS ASSOCIATION, INC.  
BOARD MEETING MINUTES  
October 1<sup>ST</sup>, 2018**

**Call to Order and proof of quorum** – 7:05 PM

**In Attendance:** Allison Mook, Julie Battaglia, Patrick Rumery and Remy Acevedo.

**Notice of the meeting:** Confirmation that notice was posted 48 hours prior to the meeting.

**Minutes:** Motion made by Remy to approve the previous meeting minutes, seconded by Julie, all in favor. The motion passed.

**Old Business:**

- **Landscaping Enhancement Discussion** – Angela and Allison will continue to work on the itemized list for the entrance enhancement work to provide to GreenLawn. Allison will also provide the specifications for this project to Chris so he can contact other vendors to obtain proposals.
- **Outparcel Drainage Pipe Update Discussion** – The Board discussed that the concern with the drainage pipe from the outparcel and concerns with the Association's legal counsel. The Board will wait until October 15, 2018 when the permit application for Talal Properties, the Owner of the outparcel, expires with SWFWMD. The Board will review any actions taken by Talal Properties and will discuss the Association's next step with this process at the next meeting.

**New Business**

- **Stage 3 Violation Review/Discussion** - The board discussed the stage 3 violation for unapproved exterior painting at 224 Ronja Lane After discussion, the Board motion made by Allison to approve escalating this violation to the Association's legal counsel, seconded by Patrick, all in favor. The motion passed.
- **Oak Tree Trimming Proposals Discussion** – The Board discussed proposals to have the Oak Trees that line the roadways in the Association trimmed. After discussion, motion made by Allison to approve the proposal submitted by Gulf Coast Trees, Inc. for the cost of \$5,650.00, seconded by Julie, all in favor. The motion passed.
- **Declaration Amendment Discussion** – The Board discussed possible amendments to the Association's Declaration of Covenants, Conditions and Restrictions to the leasing requirements in the Association. After discussion, motion made by Allison to have a proposed amendment drafted by the Association's legal counsel to be voted on by the Membership at the 2018 Annual Meeting, seconded by Patrick, all in favor. The motion passed.
- **2019 Budget Meeting Discussion** – This topic was tabled until the November meeting.
- **Next Board Meeting** –The next meeting is scheduled for Monday November 5<sup>th</sup>, 2019 at 7:00pm.

**Motion to Adjourn:** There being no further business before the board, the board unanimously approved at 8:31PM to adjourn.

Minutes respectfully submitted by Chris Haines, LCAM

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