



**BONTERRA HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES
NOVEMBER 5TH, 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 Allison to approve the previous meeting minutes, seconded by Remy, all in favor. The motion passed.

Old Business:

- **2019 Budget Meeting Discussion** – The board discussed the proposed 2019 budget for the Association. After discussion, motion made by Allison to approve the budget as submitted, seconded by Julie, all in favor. The motion passed. The 2019 will not have any increase in the annual assessments.
- **Landscaping Enhancement Discussion** – Angela and Allison will continue to work on the itemized list for the entrance enhancement work to provide to GreenLawn. This topic was tabled until the next board meeting to allow the Board additional time to gather the specifications for this project.
- **Declaration Amendment Discussion** – The Board discussed the updated proposed amendment to the Association's Declaration of Covenants, Conditions and Restrictions to add leasing requirements in the Association. After discussion, the Board approved the changes to the amendment and will present the proposed amendment to the Members for their vote at the Annual Meeting.
- **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 December 14, 2018 when the extension for the 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 224 Ronja Lane. The violation is still open; however, Chris has reported that the agent for the Owner has contacted Melrose Management to discuss the violation. The Board requests Chris contact the Owner to advise them that the Board is discussing moving forward with legal action and recommends the Owner paint the garage door its original color or submit an alteration application to paint the entire Dwelling an approved color scheme. Chris will report the Owner's response back to the Board of Directors once it is received.
- **Next Board Meeting** –The next meeting is scheduled for Monday November 27th, 2019 at 7:00pm. This will be the Annual Meeting for the Association.

Motion to Adjourn: There being no further business before the board, the board unanimously approved at 7:59PM to adjourn.

Minutes respectfully submitted by Chris Haines, LCAM

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