



**BONTERRA HOMEOWNERS ASSOCIATION, INC.  
BOARD MEETING MINUTES  
JULY 1<sup>ST</sup>, 2019**

**Call to Order and proof of quorum** – 7:06 PM

**In Attendance:** Julie Battaglia, Remy Acevedo, Susan Rumery, and Kelly Rosario were present.

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

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

**Old Business:**

- **Fence Repair Proposals Discussion** – The Board discussed proposals to have the damaged fence panels repaired for the vinyl fence in the Association. After discussion, this topic was tabled to allow the Board additional time to discuss the proposals with the vendor. Kelly will contact KSM to confirm the pricing and work to be completed, i.e. the work needs to be completed in phases due to the required tree work as well.
- **Tree Trimming Proposals Discussion** – The Board discussed proposals to prune or remove the trees that are growing into and over the vinyl fence in the Association. After review, motion made by Kelly to approve the proposal submitted by Independent Tree Service for the cost of \$4,700 to remove the Mulberry trees in this area, seconded by Julie, all in favor. The motion passed. This work will need to be coordinated with the fence work as the fence needs to be removed prior to the tree work being completed.

**New Business**

- **Stage 3 Violation Review Discussion** – The Board discussed the following violations that have not been cured by the Owners of each Lot despite multiple violation notices: 2501 Bonterra Blvd. for dead grass on the Lot, 2507 Bonterra Blvd. for dead grass on the Lot and 2703 Bonterra Blvd. for dead grass and weeds on the Lot. After review, motion made by Julie to escalate these violations to the Association's legal counsel, seconded by Kelly, all in favor. The motion passed.
- **Locking the Circuit Breaker Discussion** – The Board discussed the concern of Members and/or guests turning off the circuit breaker for the gates to prompt the gates to open. The Board will have a combination lock purchased to lock the circuit breaker. Kelly will purchase the lock, provide the combination to the Board Members and Management and be reimbursed for the expense.
- **Gate Programming for Private Lots Discussion** – The Board discussed the concern that the Association is charged a \$40 service fee from Accurate Electronics for all programming that is completed for the gates. This includes programming the gates to be held open for open houses. The Board discussed options to eliminate this cost for the Association. After discussion, motion made by Kelly to charge the Members the \$40 service fee to hold the gates open for each open house they would like to have for their Lot, seconded by Julie, all in favor. The motion passed. If the Owner fails to submit payment, then they will no longer be permitted to have the gates programmed to be open for their open house until payment is received.
- **Next Board Meeting** – The next meeting is scheduled for Monday August 5<sup>th</sup>, 2019 at 7:00pm.

**Motion to Adjourn:** There being no further business before the board, the board unanimously approved at 8:50pm to adjourn.

Minutes respectfully submitted by Chris Haines, LCAM

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