



**BONTERRA HOMEOWNERS ASSOCIATION, INC.  
BOARD MEETING MINUTES  
JANUARY 14<sup>TH</sup>, 2020**

**Call to Order and proof of quorum** – 7:03 PM

**In Attendance:** Julie Battaglia, Bobby Keen, Kelly Rosario and Susan Rumery were present.

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

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

**Old Business:**

- **Traffic Devices Engineering Report Discussion** – The Board discussed the engineering report for the traffic devices in the Association. The report indicated the signs that needed to be replaced to ensure they are FDOT compliant to open the roadways for Sheriff patrol. The Board also discussed a proposal to replace the needed signage. After discussion, motion made by Kelly to approve the proposal submitted by Roadmark Signs for the cost of \$3,394.21, seconded by Bobby, all in favor. The motion passed.
- **Entrance Painting Proposals Discussion** – The Board discussed proposals to paint the entrance gates and fencing for the Association. After discussion, the Board narrowed down the vendors to L&T Brothers and Platinum Builders LLC. Kelly will contact Platinum Builders to get more information and details about their proposal and the warranty for their work. This topic was tabled until the next meeting.
- **Yard of Quarter Contest Discussion** – The Board discussed the option of having a quarterly yard of the month contest for the Members of the Association. The Board will look into signage options and gift options for the winners of the contest and discuss this option at the next board meeting. The Board will look to have the contest start in late March or early April 2020.

**New Business**

- **Pedestrian Gate Handle Replacement Proposal Discussion** – The Board discussed proposals to have the pedestrian gate knobs replaced with handles or to have arrows painted on the knobs to show the direction the knob needs to be turned. After discussion, this topic was tabled until the gates are repainted.
- **Pressure Washing Proposals Discussion** – The Board discussed proposals to have the entrance monument, sidewalks, curbing, and the vinyl fencing in the Association pressure washed and cleaned. After discussion, motion made by Bobby to approve the proposal submitted by Gladiator Pressure Cleaning for the cost of \$1,825.00, seconded by Julie, all in favor. The motion passed.
- **Stage 3 Violations Discussion** – The Board discussed the stage three violations for 2507 Bonterra for the landscaping maintenance required on the Lot and 2601 Bonterra for the waste containers being stored in front of the garage. After discussion, motion made by Susan to approve escalating these violations to the Association's legal counsel, seconded by Bobby, all in favor. The motion passed.
- **Concerns with Landscaping Vendor Discussion** – The Board discussed the ongoing concerns with the landscaping vendor for the Association. After discussion, the Board requests Chris contact Trimen Landscaping to advise them they are on notice for the next 90 days of service, and the Board will re-evaluate their service and contact after that time.
- **Next Board Meeting** –The next meeting is scheduled for Monday February 3, 2020 at 7:00pm.

**Motion to Adjourn:** There being no further business before the board, the board unanimously approved at 8:12pm to adjourn.

Minutes respectfully submitted by Chris Haines, LCAM

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