

ORTEGA BLUFF BOARD OF DIRECTORS MEETING

August 11, 2011 7:00 p.m.

1008 Park Avenue, Orange Park, Florida

Present were: Greg Reese, George Williams, Tera Beene, Maria Moore, Tony Alvarez and Bob Woods, representing The CAM Team.

The meeting was called to order at 7:05 p.m. by Greg Reese and quorum was established.

Greg Reese motioned that Minutes of future meetings will be kept by Management. George Williams seconded, none opposed and motion carried. Tera Beene was not in attendance at time of motion and vote.

Greg Reese motioned that the Minutes of July meeting be approved as presented. George Williams seconded, none opposed and motioned carried.

Manager's Report: Bob Woods, CAM

Financial Report as of the end of July:

Operating Account	\$ 29,854.18
Money Market	\$ 27,646.83
Savings Account	\$ 17.64
CD #1	\$ 3,010.53
CD #2	\$ 1,204.18
CD #3	\$ 3,069.78
CD #4	\$ 6,256.60
TOTAL	\$ 71,059.74

AR Resources was discussed. The Board would like to see the net received rather than the gross on all future reports. For the month of July \$2,570.76 was collected in past due delinquencies by AR Resources.

The Collection Tracker was presented. During the month of July, Management collected \$2,180.88 in addition to the funds collected by AR Resources, totaling \$4,751.64 in delinquent funds.

As per FI Statutes, collection letters were sent to several tenant occupied dwellings and rent demanded to be paid to the Association until delinquent assessments of the owner are paid in full. If the tenant and owner are not cooperative eviction proceedings will commence.

Greg Reese suggested that the Collection and Violation Tracker be revised to make it more user-friendly to the Board and homeowners.

All current contracts were reviewed

Fines Committee Report

Bob Woods reported that one homeowner was turned over to an attorney to force the removal of a boat. All other homeowners who had been submitted to the Fines Committee were fined \$50 per day to a maximum of \$1,000 for continued violations. The CAM Team was instructed to inform each homeowner of the results of the Fines Committee Meeting and the fines imposed.

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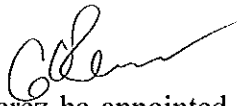
ARC Report

The Board reviewed a new tracker submitted by Management and was pleased that it was user-friendly. Greg Reese motioned to approve the fence application as submitted. Tera Beene seconded, none opposed and motion carried. The ARC application to install a satellite dish was tabled until Greg Reese could visit the homeowner.

Old Business

None

New Business


Greg Reese motioned ~~that Tony Alvarez~~ be appointed as the new Assistant Treasure. George Williams seconded, none opposed and ~~motion~~ carried.

Neighborhood Watch meeting will be held at the Fleet Reserve on October 17, 2011 at 7:00 p.m. Tera Beene volunteered to contact all homeowners who attended the last meeting at Fleet Reserve to encourage them to participate in Neighborhood Watch.

The community garage sale and block party was discussed. Times and dates forthcoming.

Resident's Speak Out

A resident spoke regarding receiving violation letters on his property that he felt was unjustified. Management agreed to look into it and respond to his concerns.

The next meeting will be held September 8, 2011 at 7:00 p.m. The meeting was adjourned at 8:47 p.m.

