

ORTEGA BLUFF BOARD OF DIRECTORS MEETING

November 10, 2011 7:00 p.m.

1008 Park Avenue, Orange Park, Florida

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

The meeting was called to order at 7:00 p.m. by Greg Reese and quorum was established.

Tera Beene motioned the approval of the Minutes from October 13, 2011, Greg Reese seconded, none opposed and the motion carried.

Manager's Report: Bob Woods, CAM

Financial Report as of the end of October:

Operating Account	\$ 16,417.43
Money Market	\$ 27,703.72
Savings Account	\$ 17.64
CD #1	\$ 3,014.78
CD #2	\$ 1,205.87
CD #3	\$ 3,074.48
CD #4	\$ 6,271.75
TOTAL	\$ 57,705.67

The Collection Tracker and Violation Tracker were reviewed.



On the Collection tracker line 53 and 54 George made a motion that we should proceed to foreclosure as soon as possible, seconded by Greg Reese.

All current contracts were reviewed; The Lake Doctor's contract, The Hoffman Landscape contract, and the CAM Team Management contract were accepted. "After a lengthy discussion, the motion was made by Greg because the **present contractors are extremely productive and cost efficient** for our community. It was a very strong and confident "yes" vote by all board members" Tera Beene seconded none opposed and the motion carried.

Fines Committee will meet the following Thursday at 6:00 pm. The report was not applicable.

The Board discussed renter's eviction vs. foreclosure. After discussion the Board felt that it would be more efficient to foreclose on the properties vs. evicting the tenants.

Bob presented a list of habitual offenders of the C&R's, some have been sent to an Attorney, some have been sent to the Fines committee and they are still in violation. Greg made a motion that we move to the next step legally and we should consider homes that have mowing, edging

Greg Reese
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dead trees, boats, trucks etc to start with five of the most egregious offenders, it was seconded by George Williams and the motion carried.

ARC Report

There were no new ARC applications pending discussion.

Old Business

New Business

Greg reported that Mrs. Stubbs will have a TV interview on November the 18, 2011, to discuss or promote information on the two homicides in the neighborhood.

Speed Humps report was not given as Tony Alvarez was not present.

Greg made a motion to cancel the Dec meeting 2011 due to holidays and vacations, seconded by George Williams none opposed and the motion carried.

The Qaoud family took time to thank the person that paid their annual assessments for 2011 and a card was delivered to the donor.

Motion to adjourn meeting at 8:26 pm by Greg Reese, seconded by George Williams all approved. The next meeting will be held January 12, 2012 at 7:00 p.m.