

ORTEGA BLUFF BOARD OF DIRECTORS MEETING

July 12, 2012 7:00 p.m.

1008 Park Avenue, Orange Park, Florida

Present were:

George Williams, Tera Beene, Maria Moore, Ron Brase, Wendell Rollins and Bob Woods; representing The CAM Team.

The meeting was called to order at 7:01 p.m. by Tera Beene and a quorum was established.

George Williams motioned the approval of the June Minutes, Wendell Rollins seconded, none opposed and the motion carried.

Manager's Report: Bob Woods, CAM
Financial Report as of the end of June 2012:

ACCT. TOTALS **\$ 82,086.76**

The Violation Tracker was reviewed. All action items were approved.

ARC Report

The ARC committee requests are up to date and all approved.

Old Business

Tera Beene produced and delivered a schedule when the monthly meetings would be held. The culvert litigation is still ongoing. The offer we made them was not accepted. The next step is continuance of the law suit.

A motion was made by George Williams and seconded by Wendell Rollins that the violations would be reduced due to excessive summer heat and would resume in the fall. People that have communicated with the CAM Team and offered their plan of action will not be sent to an attorney at this point. People who are disregarding the covenants and restrictions will continue to receive inspections of the yard and any tall grass, weeds, trailers, boats and parking on the lawn violations will be pursued. All approved and the motion carried.

New Business

The CAM Team presented a method of payment to be used by the homeowners via credit card. The availability that the owners will have to make payments by credit card is considered a convenience. A convenience fee will be charged and it is understood that neither the CAM nor the homeowner's association is seeking any type of profit. The motion was made by George Williams and seconded by Tera Beene.

Tera Beene reported that the water main was broken and JEA made repairs. It was noted that Ms. Baltisa had received several violation letters in error and she expressed her concerns about such mistakes being made and how distressful it is to homeowners when The CAM Team makes mistakes. CAM publicly apologized to Ms. Batista and recognized the error and also agreed to send Ms. Batista a letter of apology and to insure all violation letters are pulled from her file. Ms. Baltisa was gracious in accepting the apology.

The meeting was adjourned at 7:34 p.m.

Tera Beene
8-9-2012