

ORTEGA BLUFF BOARD OF DIRECTORS MEETING

September 8, 2011 7:08 p.m.

1008 Park Avenue, Orange Park, Florida

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

The meeting was called to order at 7:08 p.m. by Greg Reese and a quorum was established.

The August 2011 minutes were approved as written. Tera Beene opposed the minutes stating that a vote was not held at the August meeting to appoint Tony Alvarez as Assistant Treasurer to the Board.

A new motion was made by Greg to appoint Tony Alvarez to the Board as Assistant Treasurer. George Williams seconded. None opposed and motion carried.

Manager's Report: Bob Woods, CAM

Financial Report as of the end of August:

Operating Account	\$ 28,679.85
Money Market	\$ 27,675.49
Savings Account	\$ 17.64
CD #1	\$ 3,011.96
CD #2	\$ 1,204.75
CD #3	\$ 3,071.50
CD #4	\$ 6,261.70
TOTAL	\$ 69,922.89

The Board met with Bea Parker, Collections partner with The CAM Team, prior to the meeting to discuss collection procedures. The Collections Tracker, AR Resources, and lien process were reviewed.

George Williams met with Management to develop the 2012 Budget. A copy was provided to Board members to review.

The Board discussed the format of reports required from The CAM Team, along with the reports to be provided for each director at Board meetings.

The Collection Tracker was presented. During the month of August, Management collected \$1,693.45, in addition to the funds collected by AR Resources. A total of \$1,889.65 was collected from AR Resources in the month of August. The Board requested that a separate report be provide for these accounts each month.

The Violation Tracker was reviewed and discussed. It was decided that under the heading of "Fines and Attorney" that an "F" or an "A" with the date would be notated to indicate the legal status of the homeowner.

Prior to the FINES Committee meeting Bob Woods ran the neighborhood and inspected the 3 homes that were up for FINES and found out 2 had complied and 1 was FINED.



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The Board discussed different types of vegetation that may be planted in homeowners' yards. Tera will research the Covenants and Restrictions, along with municipal code, to determine if papaya trees and other types of fruit trees may be planted in the front yard and will report at the next meeting.

ARC Report

The ARC Tracker was reviewed. An outstanding request for a fence (5422 Nanette Court) was approved at the meeting.

Old Business

None

New Business

The Community Garage Sale will be held on Saturday, September 10th from 8:00 a.m. to 4:00 p.m.

Neighborhood Watch meeting will be held at the Fleet Reserve on October 17, 2011 at 7:00 p.m. Community maps were provided to each Board member to allow captains to be assigned in advance of the meeting.

Plans for a block party were tabled for a future meeting.

The next meeting will be held October 13, 2011 at 7:00 p.m. The meeting was adjourned at 8:00 p.m.