

The Bluff's Annual Meeting

June 27, 2025

Call to Order at 6:30 by James Cullinan

Board Attendance: James Cullinan, Shawn Conlon, absent-Jessica Ellsworth.
Julie McDonald, Realty Performance Group

Financials:

The annual audit has been posted on the website. The draft was reviewed and approved.

Board of Directors Report:

- New mailboxes for the community. Looked into purchasing from Home Depot but challenging obtaining the quantity needed. Julie has a contact at Mailboxes Emporium and will obtain a quote for mailboxes.*Update since meeting – mailboxes have been ordered. Working on price for installation.
- Add additional solar lighting the berm.
- There are two canoes at the bottom of the cart path that have not moved in years. Sending out communication on WhatsApp. If not claimed will be sold on Facebook Marketplace.
- Jet docks need to be labeled. If you have a jet dock please add your house numbers to it so everyone knows who they belong to. There are several that are unclaimed.
- If you have not already sent in your watercraft insurance and registration please forward to info@realtyperformancegroup.com. There are several who have not done so.
- Property Care has not completed the spring clean up on the cart path. They stopped half way down. Also poison ivy in the grass along the gazebo path. There are several missing stones around the gazebo entrance area. Julie will contact P.C.
- Talk of redoing the lighting along the gazebo path. Julie will try for a quote from Property Care.
- Work is needed in the front entrance berm as well as removal of the 3 pine trees. Laurie Sagona and Dinah Weisberg volunteered to work with Property Care. Julie will put them on an email with the P.C. representative to work on that. James is reaching out to a tree contractor.
- Communication to the community – meeting minutes will be posted on the website and the Board will send out a note on WhatsApp once posted.
- Contractors working in the community – please be considerate of neighbors and have contractors mowing and working between 8AM-6PM and avoid weekends.
- Julie will contact Suburban for cost for door trash service instead of end of driveways. Please be considerate and do not place trash cans out until 6PM the evening before pickup day and remove timely the same day.
- Friendly reminder to pick up after your pets. It has been noticed that some homeowners leave the droppings and/or bags behind. Please take them with you and dispose at your home.

Realty Performance Group:

Julie brought homeowner contact spreadsheet to be updated at meeting. Please be sure to let her know if your email changes so you continue to receive any correspondence that is sent via email. Also, be sure all watercraft and golf cart info has been updated with RPG.

Meeting adjourned: 7:35