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President Ron Robinett called the meeting to order at 4:00 pm in Founders Hall.

Pledge of Allegiance was led by Gary Nielson.

Board members present were Dale Huffman, Willie Faye Myers, Gary Nielson, Rick Nicholson, Ron Robinett, and Pat Shine.

Highlands Ridge Update. Birdy Whitehouse, Property Manager reported the following information.

- — There are intermittent problems with gate opener at the South Course entrance.
- — Several stop and street signs are still missing from the hurricane, and will be replaced.
- — Repairs are now being made at Founders Hall resulting from hurricane damage.
- — HRH is still awaiting building permit from Highlands County for the construction of a new maintenance building.

Secretary Report. Willie Faye reported minutes of the January 8, 2018 were posted on the Highlands Ridge website, posted on FH bulletin board, and emailed to all Board members. She moved that if no additions nor corrections, they be approved as posted. Gary Nielson seconded, and the minutes were approved by the Board.

Treasury Report. Dale Huffman reported \$8900. received to date in annual assessments and \$2.10 received in interest income in January.

Current expenses incurred included:

| | |
|---|-----------------|
| — — Legal-Lon W Crow IV-consultation- | \$150.00 |
| — — Annual Meeting mailing supplies-Ron Robinett- | \$140.04 |
| — — Annual Meeting postage-Dale Huffman- | <u>\$250.00</u> |
| TOTAL | \$540.04 |

Motion made by Gary Nielson and seconded by Rick Nicholson to approve payment for the expenses and approved by the Board.

Total liabilities and Contingency Funds \$51,490.88

President Ron received the resignation from Board member Gary Dobereiner effective February 1. Motion to accept resignation made by Pat shine, seconded by Gary Nielson. Motion carried. Pat Shine introduced Walter Chevillet, a resident of the North Course, and made a motion that he be appointed to fill the vacancy for the unexpired term created by Gary’s resignation. Motion seconded by Rick Nicholson. The Board unanimously voted to instate Walter to complete the term, which expires March 2019.

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Architectural Committee Report. President Ron reported 3 applications submitted and approved by the Committee and the Declarant. Gary Dobereiner has volunteered to continue to assist the Architectural Committee.

Home Maintenance Report. Rick Nicholson reported one issue in Pebble Creek which has been resolved.

Nominating Committee. Pat Shine reported 4 Directors have terms that expire this year, Ron Robinett, Gary Nielson, W F Myers, and Dale Huffman. Ballots will go out February 13 with the following 4 nominees: Dale Huffman, W F Myers, Nancy Owens, and Dave Smith. Ballots to be counted at the Annual Meeting on March 12. HRHOA members can place ballots in HRHOA mailbox in front of Founders Hall, or mail in return envelope via USPS. Members may also bring their ballot to the Annual Meeting.

Covenant Revision. Dale Huffman reported still no response from Declarant regarding the Amendments proposal sent to him by counsel.

Communications Meeting. Pat Shine announced that Paradise Grille is being renovated with plans either for Joe & Pam Pace to operate or lease the space out. A survey was developed for Community input and will be mailed with the HRHOA Annual Meeting mailing for residents' input.

Unfinished Business.

SR 17 billboard. Willie Faye reported that billboard owner representative expressed interest to clean up/replace billboard, and make a lease offer, since his lease with the Declarant has terminated. As of meeting date, no definitive information has been received from sign owner/representative of Ben Hill Griffin, Inc.

New Business. None

Next meeting will be March 12, 2018, which is the Annual Meeting. Time is 4pm in Founders Hall.

There being no further business, Gary Nielson made motion to adjourn, seconded by Rick Nicholson, and meeting concluded at 4:24 pm.

Respectfully submitted,

Willie Faye D Myers, Secretary

