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The HRHOA Board of Directors held their meeting on May 14, 2018. President Pat Shine called the meeting to order at 4pm in Founders Hall.

Pledge of Allegiance was led by Nancy Owens.

Highlands Ridge Holdings Update. President Pat gave the update in the absence of Birdy Whitehouse, Property Manager. HRH maintenance building is near completion, scheduled for move in this week. The debut of the newly acquired website highlandsridge.com is scheduled for Memorial Day. Some trees downed by Hurricane Irma will not be replaced, areas will be sodded. 2 palm trees at the Villas Pool and one palm tree on Fairway Vista by #18 green on the South Course will be replaced. Comments from resident Pat Miller regarding irregularities in the operation of the South entrance gates & repair of fences.

Roll Call and Secretary Report. All Board members present. Willie Faye Myers noted that the April 9, 2018 meeting minutes were on the current highlandsridge.org website, on the FH bulletin board, and previously emailed to all Board members. She motioned for the minutes to be approved as posted, seconded by Nancy Owens, and approved by the Board.

Treasury Report. Dale Huffman, Treasurer reported \$125. assessment income for April, and \$2.19 in interest income. One invoice of \$100. received for legal consultation from Lon Crow IV, PA. Total liabilities and contingency funds \$51,533.26. He motioned for approval of payment of invoice and the report. Motion seconded by Walt Chevillet and approved by the Board. To date, 396 assessments received, 55 remain unpaid.

Architectural Committee Report. Rick Nicholson reported 8 applications received in April & approved by the Committee. 3 applications were completed, 8 projects still open (some submitted prior months for roof repair/replacements resulting from hurricane damage). One intervention noted-homeowner did not submit application before beginning project which was nonconforming to ACC guidelines, and in violation of the Covenants (project halted). A preliminary application was received from a North Course resident for a garage addition. Application was submitted to Declarant on April 19 for approval before resident pursued full project design. No response from Declarant as of this date. Resident will be advised to submit formal application at the end of the 30 day period which will again be submitted to Declarant.

Comments from Bart Bartholomew and Dave DeSchane regarding the 30 days period. Historically, previous forms and correspondence on file (and not Covenant documentation) have allowed the ACC to proceed if no response from Declarant within 30 days.

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Glenn Guillemette questioned if there has been any response from Declarant to Covenants revisions previously submitted to him. Pat Shine replied that no correspondence from Declarant has been received since he requested & was given additional information in November 2017.

Covenant Compliance Update. Dave Smith reported 8 Covenants Violations regarding weeds and landscaping, waste receptacles, pet(s) running loose, and boat in driveway. All have been addressed and corrected. One unresolved violation- unoccupied home on North Course with multiple issues (weeds, shingles, mold, missing screens, etc). Attempts thus far to contact owner have been unsuccessful.

Community Outreach Update. Walt Chevillet met with Liz Barber, CEO of the Sebring Chamber of Commerce. Their organization will help promote our Community with exposure via social media, magazine, and and other outlets. Walt made a motion "to investigate with counsel the ability to use HRHOA funds, and if appropriate, for the Board to join the Chamber of Commerce at a pro-rated membership fee for 2018 of \$160.42". Comments from the audience-Dave DeSchane questioned why the Board is getting involved with promoting Highlands Ridge. President Pat explained when the new Board was elected in March, we adopted a Mission with Goals which include items that will sustain, maintain, and improve our Community. Comments also made by Bart Bartholomew and Glenn Guillemette. Comments being concluded, with no further discussion from the Board, motion was seconded by Dave Smith, and the Board unanimously approved the motion made.

Support to highlandsridge.com Update. Nancy Owens reported that HRH has signed a contract with VMC Communications as the new website developer. Board members have assisted Birdy Whitehouse in gathering information from clubs and activities available in HR for inclusion on the site. Birdy Whitehouse, Nancy, and W F Myers met with Tommy James for information to include on the site featuring the uniqueness of each Village that will attract outside interest to our Community. Once the new website is up, all information currently on highlandsridge.org will be merged into the new site. She noted that the Office has recently sent notice to all residents of the change of all administrative office email addresses from ".net" to ".com".

Sign at Powerline Road and Hwy 17 Update. Rick Nicholson has been in contact with property owners at/near the Powerline RD/SR 17 intersection regarding a Highlands Ridge sign replacement for the one destroyed by the hurricane last September. Crutchfield Groves, owner at the S/E corner of Powerline RD has no interest in negotiating a sign placement. The N/E corner of Powerline RD, previously owned by McCracken, is now owned by Rico Aberro, who may have an interest in further discussion regarding sign placement.

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The west side of SR17, owned by Ben Hill Griffin Inc is the site of the previously destroyed sign. The State of Florida has just issued the transfer of rights back to them (BHG) from George Apostolicas and they (Ben Hill Griffin Inc) are amenable to negotiating a contract for new signage at the same site. All of this information will be forwarded to the interested parties who will be funding the project.

HR Directional Signs Update. Pat Shine spoke about placing smaller directional Highlands Ridge signs with arrows such as those that currently exist midway Altvater Road, and one at the intersection of Scenic Hwy and Manatee Drive. This is an interim project in the absence of a highway billboard, and funding will come from HRH, J&P Properties, HR Residents Council, and T E James Custom Homes, Inc.

Unfinished Business. None

New Business. None

Comments from audience. Glenn Guillemette commented on the restaurant survey results. The compilation was given to Joe Pace. Survey was published on HR website.

There being no further comments, Dale Huffman motioned to adjourn, seconded by Nancy Owens. President Pat Shine ended the meeting at 4:48 pm. Next meeting will be June 11, 2018 at 4pm. There will be no meetings in July nor August.

Respectfully submitted,

Willie Faye D Myers, Secretary

Our adopted Mission is to "maintain Community standards while improving quality of life for residents".

Our goals: Bring back a full service restaurant to Highlands Ridge
Add authority to the HOA via Covenants changes or ownership
Continue to improve the quality of our golf courses
Assist in establishing and maintaining a full spectrum website for Highlands Ridge
Improve signage in and around Sebring and Avon Park
Attract new residents to Highlands Ridge

