

The HRHOA Board of Directors held their meeting on June 11, 2018. Vice -President Walt Chevillet called the meeting to order at 4pm in Founders Hall.

Nancy Owens led pledge of Allegiance.

Highlands Ridge Holdings update. Birdy Whitehouse updated the www.highlandsridge.com web site missed the goal of being up by Memorial Day, they are still working on additional pictures and looking for testimonials from residents. ETA should be complete and up within a couple of weeks. Birdy would like to host meeting to familiarize people with how to navigate and search the site. The Roof on Founders hall has been approved to be replaced by end of August, it will be a grey metal fabrication.

Questions/comments:

- 1) Charlie Miller noted that the new Maintenance Building looks like room to expand - Birdy confirmed that there would be room for future growth if needed.
- 2) Ted Best - still some street lights out - Birdy will recheck.

Roll Call and Secretary Report. All Board members present, except Pat Shine; his absence was excused. Willie Faye Myers noted that the May 14, 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 \$425 assessment income for May and \$2.19 in interest income. Dale noted successfully working with title companies to collect past due assessment fees at closing. Three invoices; 1) \$70.00 for Annual report filing to the State of Florida 2) \$204.00 for renewal subscription for Constant Contact Software; both payable to Willie Faye Myers. The 3rd one is for Bank Drafts (Harbour Bank was bought out by Center State Bank) for \$47.29 to Dale Huffman. Total liabilities and contingency funds \$51,533.16. Dale Huffman motioned for approval of payment of invoice and the report. Motion seconded by Rick Nicholson and approved by the Board.

Architectural Committee Report. Rick Nicholson reported 9 applications received in April & approved by the Committee. 5 applications were completed. 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, Owner is currently working with ACC committee on approval). Last month a preliminary site plan application was received from a North Course resident for a garage addition. Nothing was heard back from the Declarant. This month, a formal application was submitted and sent to Declarant on April 19th for approval before resident pursued full project design. Awaiting response from Declarant.

Covenant Compliance Update. Dave Smith reported 4 Covenants; 2 Violations regarding weeds and landscaping, waste receptacles, All have been addressed and corrected. Two unresolved violations involving unoccupied homes on North Course with multiple issues (weeds, shingles, mold, missing screens, etc). 1 issue has been partial resolved and the 2nd the realtor confirms will be taken care of next week.

Community Outreach Update. Walt Chevillet reported he is still exploring the options for the Board to join the Sebring Chamber of Commerce.

Sign at Powerline Road and Hwy 17 Update. Rick Nicholson 4 new directional signs have been placed along Powerline Road. All signs have reflected arrows and www.Highlandsridge.com. The sign at Powerline and Whitehouse also states that the gate closes at 5pm and to use main entrance. The cost of these signs has been shared equally by Tommy James, HRH, J&P Properties, and HR Residents Council. (\$92.92 each)

Unfinished Business: Willie Faye Myers bought up the vacant lots that need to be mowed. Walt Chevillet has spoken with prior team that mowed them and they seemed unwilling. Walt has found two new people and has sent the information to George Apostolicas, Declarant. Awaiting direction.

New Business: Walt Chevillet took a moment to acknowledge new Board members (Walt Chevillet, Nancy Owens and Dave Smith) and to thank the sustaining members, Willie Faye Myers, Rick Nicholson and Dale Huffman for their hard work and benefits that they have brought to the community.

Comments from audience; Dave DeSchane asked for verification on when the front gate closes. He was informed that it is 7:00 pm currently for golf course and restaurant guest.

Gary Raasch inquired about Paradise Pride. Explained that Paradise Pride was totally independent from HRHOA and that they had their own board set up and questions should be directed to Glenn Guillemette.

There being no further comments, Vice-President Walt Chevillet adjourned the meeting at 4:25 pm. Next meeting will be September 10, 2018 at 4pm. There will be no meetings in July or August.

Respectfully submitted,

Nancy Owens, Assistant 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