

The HRHOA Board of Directors held their meeting on September 10, 2018. President Pat Shine called the meeting to order at 4pm in Founders Hall.

Dale Huffman led pledge of Allegiance.

Willie Faye Myers-Roll Call. Board members present—Pat Shine, Walt Chevillet, Nancy Owens, Dale Huffman, Rick Nicholson, and W F Myers.

Highlands Ridge Holdings update. Birdy Whitehouse advised that a FWC (Fish and Wildlife Commission) representative would be here on October 11, 2018 to speak about bears in their environment and other wildlife here in Highlands Ridge. Presentation will be at 1 pm in the Activities Room.

—Veteran's Day ceremony will be on Monday November 12, 2018 at 8:00 am.

—Landscaping improvements around Founder's Hall have been completed.

—New roof at Founders Hall after damage from hurricane Irma. New roof has a 40 year warranty against fading and high winds. She is awaiting final bill for the roof before proceeding to next project.

Questions from audience: Waste/yard debris dumpsters not being maintained (emptied). Per Birdy, they are supposed to be emptied 2 times a week, 3 times a month but Waste Management has informed Birdy that due to severe weather (lightning), they have not always been able to maintain that schedule. Birdy verified Waste Management's explanation with the County Board of Commissioners. Resident complaints regarding debris dumpster maintenance issues should be made with the County Commissioners Office, not Highlands Ridge Administration. Question from audience regarding Memorial Bricks. Birdy is seeking a company to relocate the bricks, placing them around the Fountain at Founders Hall, and adding trees and benches to create a memorial park. Plans and drawing are available to review in the Office. No roads will be resurfaced in the Community this year. Question asked about placing articles in the Gazette. All articles for submission in the Gazette are being sent to corporate office for approval prior to being placed in the Gazette.

Secretary Report: Willie Faye Myers noted that the June 11, 2018 meeting minutes were on the current [highlandsridge.com](http://highlandsridge.com) 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 \$475 assessment income for June, July and August and \$6.53 in interest income. Dale noted we are at 96% assessments received, with about 15 lots left to collect. Two invoices for a total of \$500 for legal consultation (\$300) regarding lawn maintenance and Covenants violations (\$200). Total liabilities and contingency funds \$52,020.69. Dale Huffman motioned for approval of payment of invoice and the report. Motion seconded by Rick Nicholson and approved by Board.

Architectural Committee Report: Rick Nicholson reported that 5 applications were submitted and approved, 2 of those have been completed. There are a total of 9 approved apps awaiting completion.

Question from resident: why is application needed when painting trim with same color? Rick explained the form is to protect him as much as to ensure compliance with the Covenants. Dave Deshane will help resident complete the form.

Pat Shine announced Dave Smith's resignation from the Board. Rick Nicholson will cover Covenants Compliance issues until a new Board member is appointed.

Home Maintenance Report. Rick Nicholson reported 5 outstanding unresolved complaints, some over a period of several months. They involve neglected landscaping, mold on residences, and improper storage of waste/recycle carts. It was noted that the Board does not search for violations, complaints investigated must be submitted by residents.

Feedback from Attorney (Lon Crow IV) Meeting on July 17.

Walt Chevillet reported the lack of lot maintenance by the Declarant. Four unanswered emails to George Apostolicas (Declarant) ultimately resulted in a final letter (approved by Attorney), and communication with Tim Willsey (mower). Outcome was positive, lots have been mowed.

Rick Nicholson reported from the July 17 meeting regarding Covenants compliance issues. A formal standardized process will be used using the following standards:

- Standardized Letters
- Standardized Timeframes
- Standardized File Keeping
- Standardized Flowchart up through Resolution

He presented 4 options to the Board for consideration to discuss, vote on, and pursue. A full copy of the Options presented will be attached to the Minutes. After discussion, Rick made the motion to begin with Option 3 to engage the Declarant on Covenants compliance, and reopen previous lien and coverage change issues with discussion. Motion seconded by Walt, followed by unanimous approval by the Board. Option 3 formally reads:

“Notify Declarant of Covenants violations in Community.  
Share photographs.  
Request that since he has Conformance responsibilities that he act to resolve.  
Request assignment of Lien rights to HOA as previously proposed.”

Dale Huffman then made the motion that we budget \$3000 out of our remaining 2018 legal expense budget to begin an exploratory research discussion with a state qualified HOA law firm of the costs involved if and/or when we pursue Option 4. (Option 4 formally engages the Declarant in Statute 720 mediation process to secure lien rights for HOA, which would bring our HOA parallel with the spirit and letter of the law as it applies to homeowner associations in Florida.) Motion was seconded by Walt, and all Board members assented.

Discussion on sign at Powerline and Hwy 17. Discussion with audience participation was held as to whether to continue the pursuit of getting replacement signage on SR 17 to advertise Highlands Ridge. President Pat stated if/when a sign reconstruction occurs, the costs incurred would be facilitated by donations and benefactors, not from the Declarant.. Pat then motioned to continue the process, seconded by Walt, and motion was approved by the Board.

Discussion on joining Highlands County Chamber of Commerce. Walt Chevillet visited with Chamber president, and relayed the positive benefits we would receive as members. Walt motioned that we proceed with plans to join, seconded by Dale. All Board members approved.

**NEXT BOARD MEETING WILL BE ON OCTOBER 15, AT 4PM IN FOUNDERS HALL.**

There being no further business, meeting was adjourned at 5:30 pm by President Pat Shine.

Respectfully submitted,

Willie Faye D Myers  
Secretary