

Highlands Ridge Homeowner Association Board of Directors Meeting
February 11, 2019 Minutes

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The HRHOA Board of Directors met on February 11, 2019 in Founders Hall. Meeting was called to order at 4pm by President Pat Shine.

Pledge of Allegiance was led by Dale Huffman.

Roll call. Members present were Pat Shine, Walt Chevillet, Dale Huffman, Rick Nicholson, and Willie Faye Myers. Board members with excused absences were Nancy Owens and Pam Wick.

HRH update. Birdy Whitehouse, Property Manager for HRH was unable to attend, no report. Don Brown noted that the debris dumpsters were not being dumped per schedule. Administration office will be advised.

Secretary Report. WF Myers moved if no corrections or additions to the electronically transmitted minutes of the January 14, 2019 Board meeting, that they be approved as written. Motion seconded by Walt Chevillet, and approved by the Board.

Treasurer Report. Dale Huffman reported assessment income in January 2019 was \$7400. and interest income of \$2.01. Liabilities of \$1647. for D&O liability (approved at January meeting and paid to receive discount), \$333.02 mailing costs associated with 2019 Annual meeting, and \$1505. to Becker Law Firm for Legal-Covenants. Total Liabilities and Contingency Funds \$56,770.01 (which includes \$5,000 legal retainer with Becker Law Firm). He motioned for approval of report and payment of liabilities, seconded by Rick Nicholson, and approved by the Board.

Regarding purchase of CD. Motion by Dale to purchase a \$10,000. 6 month CD with Treasury funds from Edward Jones at 2.35% (with penalty for early w/d). Motion seconded by Walt Chevillet, and approved by the Board.

Architectural Committee update. Rick Nicholson reported for the month of January 2019, there were 6 ACC applications submitted and approved by the HRHOA ACC. Two projects were completed. Two previously approved projects were cancelled by Owner(s)-chose not to proceed with project. Eleven projects previously approved are still in progress. One application was submitted to Declarant for resident to close off an exterior door in The Villas. Declarant requested photos, which were sent. ACC recommended approval of project as precedent has been set in other Villas, but no response yet from Declarant.

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Home Maintenance Update. No report.

Sign at Hwy 17 & Powerline Road and Brochures update. Walt Chevillet stated an agreement has been reached with Ben Hill Griffin Inc for signage at Hwy 17 and Powerline Road intersection (previous site where sign was destroyed by hurricane). Proposal is for \$1000/year for rental. Plan is for a solar lit, 2-sided, mesh sign with dimensions of 8'X12'. He also discussed promotional brochures for Highlands Ridge Community. 1000 brochures will cost \$270. Brochures will be distributed to the Chamber of Commerce as well as to HR seasonal residents to distribute when they return to their northern addresses. Costs for both projects should be a burden sharing arrangement by benefactors (Highlands Ridge Golf, Highlands Ridge Holdings, and contributions).

Elections. Pat discussed the upcoming Annual Meeting on March 11. 3 names will be on the ballot. Board members with expiring terms are Pat Shine and Rick Nicholson. Rick has chosen not to run for re-election. Walt Chevillet was appointed in February 2018 to fill the vacancy created by Gary Dobereiner's resignation (term ending 2019).

Walt Chevillet— on the ballot running for election.

Pat Shine— term expires March 2019—running for re-election.

Gary Thompson— resident of The Villas on the ballot running for election.

Ballots have been mailed to all HRHOA members. 3 options for ballot return: bring to the Annual Meeting, mail in the return envelope, or put in the HRHOA drop box in front of Administration Office.

Pat has invited George Apostolicas, Declarant, Lori Englert of Highlands Ridge Holdings, and Joe Pace of Highlands Ridge Golf to attend the meeting. Ronnie Carter, local realtor and Highlands Ridge resident has also been invited to discuss the demographics and housing values in our Community and surrounding areas. Nancy Owens will give a video presentation of navigating the new highlandsridge.com website.

There being no further business, Pat moved to adjourn the meeting, seconded by WF Myers. Meeting was adjourned at 4:30 pm.

Respectfully submitted,

Willie Faye D Myers, Secretary

