

Highlands Ridge Homeowner Association Board of Directors
January 14, 2019 Meeting MINUTES

DRAFT

Page 1 of 3

Pat Shine, President, called the meeting to order at 4pm in Founders Hall. Pledge of Allegiance was led by Willie Faye Myers.

Roll call by W F Myers. Board members present were Pat Shine, Walt Chevillet, W F Myers, Dale Huffman, Rick Nicholson, and Nancy Owens.

Nancy Owens nominated Villas resident Pam Wick to replace interim Board member Gary Nielson. Motion was seconded by W F Myers, and unanimously approved by the Board. Pam was welcomed and seated at the table.

Highlands Ridge Holdings Update. Birdy Whitehouse, property manager was unable to attend. In her absence, Pat read the HRH report. Layout design approval received for street signs damaged by hurricane 16 months ago. Landscaping (mulch) in Golf Villas to occur this week. Highlands County Recycling now offering glass recycling — residents may deliver glass items to the landfill at 12700 Arbuckle Creek Road. Pools will be closed when cold weather dictates.

Secretary Report. W F Myers reported that December 17, 2018 Board minutes were distributed electronically to all Board members, and if no corrections, they be approved as posted. Motion seconded by Walt Chevillet and approved by the Board.

Treasurer Report/2019 Budget/CD Investment. Dale Huffman reported \$2.19 interest income for December 2018, expense of \$200. for legal consultation (Lon W Crow IV). Total liabilities and contingency funds \$51,215.00. He moved that the \$200 invoice to attorney be paid, seconded by W F Myers, and approved.

Proposed Budget for 2019 presented, increase in Legal-Covenants line from \$3600 in 2018 to \$10,000. for 2019, due to acquisition of new (additional) law firm specializing in community association operations and community association law. Overall 2019 Budget motion for acceptance made by Dale, seconded by Walt, approved by Board.

Invoice has been received for Directors and Officers Liability insurance. Requested approval to pay \$1647 to take advantage of early pay discount. Seconded by Rick Nicholson, approval granted.

Revisit of CD purchase discussion. Dale reported being able to secure a 6 month CD @ 2.4%. Discussion including amounts to invest, early w/d penalties, etc. Motion made by Dale to purchase a \$20,000 6 mo CD @ 2.4% with Edward Jones Financial, if no penalty for early w/d, seconded by Nancy Owens, and approved by the Board.

Page 2 of 3

Architectural Committee Report. Rick Nicholson reported 5 applications submitted in December, 4 approved by the Committee. The fifth requires approval by Declarant, due to material change in structure of home (removing and closing in of an exterior door). 7 projects have been completed, 8 previously approved still pending. Question from Dave DeShane.....regarding time limit on approval to commencement of project. Rick stated at present, no time frame/limit from approval to commencement.

Home Maintenance Report. Rick Nicholson reported that in December 2018, 2 new maintenance complaints received. One involved satellite dishes, the other was waste carts being left outside. One repeat complaint- neglect of vacant home (owner deceased, house in bank possession). 2 chronic violators still open re— waste carts, mold/mildew on exterior, shrubbery maintenance. 2 others tied up in estates, lack of maintenance. Letters have been sent to relatives. Flow chart and Standardized letter that was adopted in December 2018, and sent to residents on January 4, 2019, will be implemented on February 4, 2019. In light of recent break ins in Community, he requested the email previously sent to all residents regarding lamppost lights be re-sent to the members.

Update on Sign at Powerline and Hwy 17/Brochures. Walt Chevillet reported the owner of lot for the proposed “monument sign” is not interested in the project. Currently, only option left is the original site of sign destroyed by Hurricane Irma, owned by Ben Hill Griffin Inc. A plan of a sign with smaller dimensions was relayed to them, now awaiting estimates. Question from audience regarding poor and sometime absence of lighting at Altvater entrance. Other questions concerning subsidizers for these expenses. It was explained that costs and upkeep should be borne by Declarant, who has not been amenable thus far. Pat stated it should be a shared burden arrangement by all beneficiaries. Regarding brochures to promote Highlands Ridge, Walt is designing a trifold design pamphlet.

Update of www.highlandsridge.com Nancy Owens reported that Pat met with HRH management. Areas we would like to see modified: more attractive, robust verbiage, a link to houses for sale in the Community (has been added), local attractions links (have been implemented). More photos of homes representing our neighborhoods were submitted for approval and inclusion.

Highlands Ridge Homeowner Association Board of Directors
January 14, 2019 Meeting MINUTES

DRAFT

Page 3 of 3

Feedback on visit with law firm. 4 Board members met with Steven Mezer of the (Poliakoff and) Becker Law firm on January 2. \$5000 retainer was remitted at the meeting. Mr Mezer's area of expertise is community association operations and community association law. He is Board Certified in Planned Development Law. We will be asking the Declarant for an assignment of rights within the Covenants. Main areas we are requesting are in Architectural Control, ability to fine/ file liens for non-compliance, and for the ability to utilize our assessments income for benefit of the Community, not just for expenses of the Board.

There being no further items to discuss, Pat moved for adjournment, seconded by Walt Chevillet. Meeting dismissed at 4:43pm.

Next meeting will be February 11, 2019 at 4pm in Founders Hall.

Respectfully submitted,

Willie Faye D Myers, Secretary