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Meeting was called to order at 4pm by President Pat Shine. He asked all Veterans to come to the front and they led the Pledge of Allegiance in observance of Veterans Day.

Roll Call. Board members present were Dale Huffman, W F Myers, Nancy Owens, Ron Robinett, Pat Shine, Gary Thompson, and Pam Wick.

Secretary Report. W F Myers stated the October 14, 2019 minutes were electronically distributed to the Board members and posted to the HR website. She moved that if there were no corrections, they be approved as posted. Motion seconded by Pam Wick, and approved by the Board.

Treasury Report. Dale Huffman reported for the month of October, -0- assessment income, and \$1.75 in interest income. Expenses of \$105.00 for Legal-Covenants (Becker), and \$500.00 for Legal-consultation (Crow). Total Assets \$56,117.11, Liabilities \$605.00. He moved for acceptance of the report and payment of invoices, seconded by Gary Thompson, and approved by the Board.

He then noted that at the December meeting, the 2020 budget will be proposed.

The 6 month, \$10,000. CD that we have with Edward Jones expires soon. Dale checked with several banks, best rate was @ Edward Jones, @ 1.55%, which he moved that we roll over, as well as purchase a second \$10,000. 1 year CD @ 1.55%, also from Edward Jones. Motion seconded by Gary Thompson, and approved by the Board. Regarding the \$120 interest from the expiring CD, discussion was held as to whether to roll over or withdraw to use for incidental expenses that are not allowed by the Covenants. Dale will seek an opinion from Lon Crow before proceeding with renewal/purchase.

Highlands Ridge Holdings Report. Birdy Whitehouse, Property Manager, reported:

...Yard debris dumpster(s) are for just that, yard debris. Cameras have been installed to monitor compliance.

...Two (double sided) speed limit signs will be placed on Carter Creek Drive between the North and South Courses.

...Comments from the audience re: lawn service schedule, lawns getting too high. Birdy explained procedure/time frame contract with provider, and will contact them. She asked residents to notify the Admin Office if any other concerns with the lawn service provider.

...Veterans Day service was well attended by Community.

Architectural Committee update. Gary Thompson reported 15 applications received and approved thus far in 4th quarter.

Home Maintenance Update. Pam Wick reported:

... Maintenance issues persist at 4295 North Course Lane. Contact with and photos sent to real estate company. Property remains in deteriorating condition.

...Garbage receptacles being placed out too early for Friday collection. Receptacles are not to be placed at street until Friday morning and are otherwise to be kept in the garage or in a HRHOA ACC approved enclosure that is 100% out of view.

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Results of Powerline Billboard Survey. Willie Faye reported survey results from the Constant Contact survey sent to HRHOA members. Of those who responded, 35.7% want the sign near the intersection of SR17 and Powerline Road replaced, and are willing to donate. 33.5% want the sign replaced, but are not willing to donate, and 31.3% have no interest in replacing the sign.

After discussion with audience participation, Nancy Owens made a motion that we ask Marina Cove to present a similar survey to their members, and also communicate with the Resident's Council the information we are proposing. Motion seconded by Pam Wick, and approved by the Board. Contact will be made with the Marina Cove Board to see if they will survey their members. It was noted that this project is only for the SR17 and Powerline Road intersection site, and not the signage at the Altvater entrance, even though that sign subject information is no longer applicable.

Welcome Packet update. Nancy Owens noted that the www.highlandsridge.com information has been added to the packet and the Phases within Highlands Ridge are also now defined by Village. Phase 3 is Hidden Creek, Phase 4 is Scottish Links, Phase 5 is Arbor Green, Phase 6A is Carter Creek Drive, and Phase 6B is Oak Run. Phase 7A is Carter Creek Lane on the North Course, Phase 7B is North Course lots 39-103, and Phase 7C is North Course Lots 1-39 and 104-142. Phase 8 is the Golfside Villas.

Procedure for ensuring age restrictions are met. Official document has been filed with the Clerk of Court of Highlands County regarding the age requirements/restrictions in Highlands Ridge. Discussion ensued on the dissemination of age requirement information. Motion was made by Nancy Owens, and seconded by Pam Wick for the initial phase that age restriction requirement form letters be sent by certified mail to all real estate and title companies involved in real estate transactions in our Community. Email blast with same information to be sent to all HRHOA members. Motion passed. Once the Board is made aware of a residence up for sale, Dale made the motion to adopt a tracking system. The age requirement document will be delivered to the current homeowner to ensure that the age eligibility requirement(s) are met by the purchaser and/or occupant. Master list to be maintained by Treasurer along with assessment information transfer from seller to buyer. Motion seconded by Gary, and passed by the Board.

Review of Covenants' Amendments changes. In May 2019, the Board identified 10 Covenants' items that the Board would like to be amended. Counsel (Mr Mezer @ the Becker firm) sent a request to Declarant, which have not been agreed upon by Declarant nor his counsel. The following Amendment items were revisited and discussed.

1. 1.03 states that the Common Facilities are described in 6.01. Administrative change in Article 1.03 to read 5.01 (instead of 6.01), as that is where the Common Facilities are identified.
2. 2.10 states no wells allowed. Amendment adopts previously approved amendment not recorded to allow wells.

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3. 2.16 addresses flag poles. Amend to conform with Florida statute regarding flag poles. Additionally, flag pole to be located at least 25 feet from the center of the road, per Highlands County code.
4. 2.18 Requests modification that if the ACC approves an architectural application/ modification and the Declarant disapproves, the Board will have the final authority. (Comment from HOA member taken under consideration as to time frame for Board to act on an application if Declarant doesn't respond to initial request.)
5. 3.06 regarding real estate signage. Amendment revision request to two "for sale signs", one in front, one in rear of the home.
6. 3.09 Modifies garbage and refuse to require that the container(s) be kept inside the garage or 100% (360 degrees) out of sight in a HRHOA ACC approved structure.
7. 3.10 Regarding amending pets on a leash. After discussion, Gary Thompson made the motion to delete the amendment request and leave 3.10 as is. Motion seconded by Pam Wick, and approved by the Board.
8. 3.19 Adds enforcement of fines for noncompliance to the Covenants. In the event of Covenant noncompliance, Florida statute will dictate the process of the time frame for the proper notification, appeal process, assessment of fines, and subsequent lien filings.
9. 7.03 Modifies annual assessments to allow the funds to be used for expenses unrelated to common facilities—i.e., operating expenses of the Board, and Community improvement items as deemed appropriate by the Board.

Pat requested if any additional items needed to be addressed in the Amendments Change Requests above. Age requirements were discussed, specifically the more stringent wording of the Covenants as opposed to the HUD/FHA requirements of a 55+ Community. It was decided to leave as currently written in the Covenants.

Discussion on next step to effect Covenants' Amendments. Declarant has not responded to communication from Mr Mezer to Mr Rhoades, the Declarant's attorney. HRHOA has the following options...a) do nothing, and remain status quo, b) file lawsuit, or, c) mediation. Mr Mezer recommended voluntary mediation as a first option. If no response from Declarant, then request court ordered mediation. Motion made by Gary Thompson to proceed with voluntary mediation, seconded by Ron Robinett, and vote passed unanimously.

There being no further business to discuss, Pat adjourned the meeting at 5:25 pm.

Respectfully submitted,

Willie Faye D Myers, Secretary
/wfm

Next meeting will be held DECEMBER 2, 2019 at 4pm in Founders Hall