

HEATHER RIDGE H. O. A.
BOARD MEETING MINUTES
JANUARY 14, 2025

Meeting was called to order by President Michelle Merrill at 7:05 PM.
Board Members Present: Michelle Merrill, President; Grady Kurpasi, Vice-President; Carl Portee, Treasurer; Paul Van Nostrand, Secretary; Leigh Larson and Susan Drexler, Directors

SECRETARIES REPORT

Minutes of the Nov. 13, 2024 board meeting were read by Paul Van Nostrand. Motion was made by Leigh Larson to accept minutes as read and second by Grady Kurpasi. Vote was unanimous.

TREASURER'S REPORT

Carl Portee reported financials as of Dec. 31, 2024. Motion was made by Grady Kurpasi to accept the Treasurer's report and second by Leigh Larson. Vote was unanimous.

Carl presented the board with the fact that four CD 's have either reached their maturity date or will be in the near future. The proceeds from one matured CD was transferred into our Money Market Checking Account.

Two other CD's will be maturing on Jan. 18, 2025. Carl asked the board for approval to combine the two CD's into a "Jumbo Certificate" for a 12 month term, earning 4.75%. Since the minimum amount for this CD is

\$100,000.00, a very small amount of money will be allocated from our 2024 cash surplus. A motion was made by Carl Portee to proceed with this option and second by Leigh Larson. Vote was unanimous.

The fourth CD is set to mature on May, 12, 2025 and will be addressed at a later date.

IRRIGATION COMMITTEE:

Inspection scheduled for Jan. 20, 2025. The board is getting the impression of poor communication on the part Nature Coast. The possibility of finding a replacement service was floated and after board discussion, Michelle Merrill volunteered to research a possible replacement.

BEAUTIFICATION COMMITTEE:

Nothing to report.

GATE COMMITTEE:

Leigh Larson distributed a quote from BTI Access Controls, Inc. for gate inspection/service for bi-annual service in 2025. The cost will be \$458.00 for both Heather and Hunter's Ridge, plus parts/labor. Additional service calls, as needed, would be billed separately. After board discussion, Paul Van Nostrand made a motion to accept the contract as quoted, second by Carl Portee. Vote was unanimous.

OLD BUSINESS:

Sealcoating repairs that still need to be completed in a few areas of our development/pressure washing still needing to be done. Holbrook

Asphalt Co. will return once the weather has warmed up. It was mentioned that this work will be performed sometime in February 2025. Item open.

Corporate Transparency Act: Board member certification. Item open.

Standardized Hurricane Protection: Motion was made by Michelle Merrill to post details on our new website once available, second by Grady Kurpasi. Item open.

Website requirements. Rodney Chisholm, who built the Arbor Lakes website is in contact with our current website administrator, Dave Boyer to help in creating a new website that meets State of Florida requirements. Item open.

NEW BUSINESS

2025 HOA meeting dates: The remainder of the 2025 meeting dates were identified. Paul Van Nostrand will confirm the monthly date availability with COCA and will post notices in both Heather and Hunter's Ridge message boards and website when available.

Gate Code Change: After board discussion, Michelle Merrill made a motion to change the entry gate code and second by Carl Portee. Once a new code is determined, letters will be sent out to residents and vendors/service companies. The effective date for the change will be May 1, 2025. Item open.

Motion was made by Carl Portee to adjourn meeting and second by Leigh Larson at 7:45 PM.

Respectfully submitted,

Paul Van Nostrand
Secretary, Heather Ridge H.O.A.