

Heather Ridge Homeowners Association
Board Meeting Minutes
April 9, 2024

Meeting was called to order by President Michelle Merrill at 7:00PM and role call was taken. The Board Member in attendance were Michelle Merrill, President; Grady Kurpasi, Vice President; Carl Portee, Treasurer; Leigh Larson, Ron Hasson and Joe Evans Directors. Secretary, Paul Van Nostrand was absent due to illness. Leigh Larson was appointed temporary Secretary, by President, Michelle Merrill.

SECRETARY'S REPORT

Minutes of the March 12, 2024' board Meeting were read by Leigh Larson. A motion was made by Grady Kurpasi to accept the minutes as read and seconded by Ron Hasson. The motion was passed by a unanimous vote.

TREASURER'S REPORT

Carl Portee reported the HOA's financials as of March 31, 2024'. A motion was made by Leigh Larson to accept the Treasurer's report as read and seconded by Joe Evans. The motion was passed

Additionally, Carl informed the board that the HOA's accountant had recommended a modification to the format of the official Treasurer's report document and that this modification will be adopted and included in all further Treasure's Reports.

Finally, Carl informed the board that the State of Florida was in the Process of passing a law that would limit an HOA's ability to levy fines for delinquent payments, to a one-time penalty of \$15. Further discussion will follow if this legislation becomes law.

COMMITTEE REPORTS

1. IRRIGATION COMMITTEE

A check was mailed to Nature Coast Irrigation along with a request from Carl Portee to be informed when the next regularly scheduled service is to take place, so that Carl would be present to gather information about the zone scheduling.

As of today's date, no contact has been made and no service has been provided. Questions regarding the contractor's responsiveness remain.

2. BEAUTIFICATION COMMITTEE

No report was offered at this time.

3. GATE COMMITTEE

Leigh Larson addressed the rash of (failures to close) the entrance gate at Hunters Ridge during the last month. It was reported that Bob from BTI had on April 4, 2024', repaired the original circuit board and re-installed it on the Hunters Ridge entrance gate. We will continue to monitor the situation, but there have been no failures since.

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Old Business

1. Carol's Landscapes, tree removal at Hunters Ridge Entrance

Carol has not begun the work yet, so Ron Hasson made a motion to vacate Carol's contract to remove the tree. During the discussion Carl Portee expressed additional concern about Carol's noncompliance regarding the March regularly scheduled maintenance. Michelle Merrill then volunteered to take up the discussions with Carol. The motion to vacate the contract was seconded by Leigh Larson and passed by unanimous vote. Finally, Ron Hasson and Leigh Larson volunteered to remove and dispose of the tree in question.

2. Seal Coating of Association Streets

The initial resurfacing has been completed, along with several punch list items.

Repairs at 5667 W Crossmore are complete. Repairs to the surface of Bluestem Circle are complete. Repairs to the surface of Skyflower Circle are in process. Cleaning of overspray in process. Additionally, Ron Hasson raised some concern about the durability of the product.

3. Corporate Transparency Act

No communication from attorney Dan Pilka yet. The motion remains on the table.

4. Still no volunteers to maintain the gate cameras!

New Business

Ron Hasson expressed concern over the health of a Low Quat tree at the Heather Ridge entrance. President Michelle Merrill suggested an Arborist for the job. Carl Portee offered JLH as a firm previously used by the association. Michelle Merrill made a motion that JLH be engaged to determine if additional action needs be taken. The motion was seconded by Leigh Larson and passed by unanimous vote.

Seeing no other New Business, President Michelle called for the motion to adjourn. The motion was made by Joe Evans and seconded by Grady Kurpasi and passed by unanimous vote.

Respectfully Submitted,

Leigh Larson