

HEATHER RIDGE H. O. A.  
BOARD MEETING MINUTES  
AUGUST 13, 2024

Meeting was called to order by President Michelle Merrill at 7:00 PM.  
Board Members Present: Michelle Merrill, President; Grady Kurpasi, Vice-President; Carl Portee, Treasurer; Paul Van Nostrand, Secretary.  
Pledge of Allegiance was done.

**SECRETARIES REPORT**

Minutes of the May 14, 2024 board meeting were read by Paul Van Nostrand. Motion was made by Carl Portee to accept minutes as read and second by Grady Kurpasi. Vote was unanimous.

**TREASURER'S REPORT**

Carl Portee reported financials as of July 31, 2024. Motion was made by Paul Van Nostrand to accept the Treasurer's report and second Michelle Merrill. Vote was unanimous.

**IRRIGATION COMMITTEE:**

Carl Portee reported that a inspection/repair was done on June 3, 2024 by Nature Coast Irrigation. Various components were replaced. Invoice amount was \$504.50.

**BEAUTIFICATION COMMITTEE:**

Nothing to report.

## GATE COMMITTEE:

BTI performed an inspection on August 12, 2024.

## OLD BUSINESS:

Carols Stump Removal: The HOA received a letter, dated Aug. 1, 2024 from Carol stating as of Sept. 1, 2024 they will no longer be weeding our plant beds. Carl Portee presented an invoice from Carols Stump Removal and the board advised that no payment be made until they fulfill their contractual obligation for work not performed in Jul 2024. The board is currently searching to obtain a replacement company to perform weeding services. Item open.

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 this fall once the weather has cooled down. Item open.

Corporate Transparency Act: We were advised that the HOA must provide certain information to the U.S. Treasury Dept. by January 1, 2025. We will need the services of our Attorney Dan Pilka to assist in this matter.

Other items mentioned to go into effect for January 1, 2025 is that we must contact all homeowners within the HOA asking that they have a copy of the C. C & R's. Letters to homeowners must be sent by September 1, 2024. If homeowners do not have a copy, the HOA will provide them with one.

Also, HOA board members must attend either in person or online classes pertaining to new state laws. Four hour classes will provide each member with a certificate, good for four years.

There are three (3) bills that are directly aimed at HOA's, which were signed into law - effective July 1, 2024:

HB 59 - Provision of Homeowner's Association Rules and Covenants

HB 293 - Hurricane Protections for Homeowners Association

HB 1203 - Homeowner's Associations

These documents can be found online at:

The Florida House

Bill List

Chamber: House

Session 2024

Bill: 59

: 293

: 1203

There are provisions included in these documents that were not discussed during our last Board of Director's meeting.

It is suggested that ALL BOARD MEMBERS read the three documents BEFORE the next meeting so that we are prepared to discuss the items that must/need to be addressed.

Gate Camera's: We need to find a new board member that would maintain the camera's batteries and memory card. Item open.

## NEW BUSINESS

Lawn Care/Maintenance Contract: A new contract proposal was received from Top Hat Inc. for services dated September 1, 2024 to August 30, 2025. After discussion, Carl Portee made a motion to accept the contract as written. Second by Grady Kurpasi and board vote was unanimous. Michelle Merrill will contact Top Hat. Item closed.

Annual Crystal Oaks Garage Sale will be held on Friday, October 18, 2024, from 8 Am until 2 PM. Gates at both Heather and Hunter's Ridge will be open during that time. Notices will be placed in the message boards at both communities.

Motion was made by Carl Portee to adjourn meeting and second by Grady Kurpasi at 7:55 PM.

Respectfully submitted,

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