

HEATHER RIDGE H. O. A.  
BOARD MEETING MINUTES  
SEPTEMBER 10, 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;  
Leigh Larson and Ron Hasson, Directors  
Pledge of Allegiance was done.

SECRETARIES REPORT

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

TREASURER'S REPORT

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

IRRIGATION COMMITTEE:

Nothing to report.

BEAUTIFICATION COMMITTEE:

Nothing to report.

## GATE COMMITTEE:

Nothing to report.

## OLD BUSINESS:

Carols Stump Removal: Invoice for work not performed will not be paid.

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: Michelle Merrill reported that she is coordinating with Attny Pilka's office for Attny Pilka to attend either the October or November Board Meeting to discuss the new state legislation.

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, Bill 293 and Bill 1203

Hurricane protection guidelines need to be researched and follow any county codes. C. C & R's would require updating. Item open.

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

Weeding Contract: . Michelle reported that she received one quote. The quoted amount was \$450.00/month. We would require twice a month weeding during the rainy season and every 5-6 weeks in the off seasons. Ron Hasson will attempt to acquire additional quotes. Item open.

Motion was made by Carl Portee to adjourn meeting and second by Ron Hasson at 8:05 PM.

Respectfully submitted,

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