

HEATHER RIDGE HOA 2018 BOARD MEETING MINUTES

November 7, 2018

Meeting was call to order by President, Ron Cantino at 7:00 PM.

Board Members Present: Ron Cantino, President; Nancy Verill, Vice-President; Carl Portee, Treasurer; Paul Van Nostrand, Secretary; Charlie Walpole, Director and Grady Kurpasi, Director. Invited guest, Attorney Dan Pilka.

Pledge of Allegiance was done.

Minutes of the Sept. 4, 2018 Budget meeting were read by Paul Van Nostrand. Motion was made to accept minutes by Charlie Walpole and second by Grady Kurpasi. Board vote was unanimous.

Minutes of the Sept. 11, 2018 HOA meeting were read by Paul Van Nostrand. Motion was made to accept minutes by Carl Portee and second by Nancy Verrill.

Motion to accept both reports was unanimous.

TREASURER'S REPORT:

Total Income Y. T. D, as of October 31, 2018 was \$41,893.83. This included Annual Dues collected of \$41,643.83. Real Estate Transfer fee of \$150.00. Property Compliance Expense(reimbursed \$100.00) and uncollected membership dues \$-355.00.

Carl reported that the Statutory Reserve balance, as of October 31, 2018 was \$231,284.27.

Interest Income, as of October 31, 2018 was \$4,729.46.

Motion was made to accept Treasurer's Report by Nancy Verrill and second by Grady Kurpasi. Motion to accept was unanimous.

2019 ANNUAL BUDGET:

The Proposed 2019 Budget reports were handed out to the membership for review. After discussion of each line item a motion was made to accept the budget by Paul Van Nostrand and second by Charlie Walpole.

Charlie Walpole asked why there was no provision for gate replacement. Ron Cantino said he is still researching this issue. So far JNT Fence Co. and New Age Energy have provided the board with quotes. These quotes need to be reviewed by the board and questions answered before a decision can be made.

A question was asked about taking the gates out completely? Our Attny. Dan Pilka stated that the gates are part of our "Common Area" and as such a 75% vote by the membership would be required for this type of action.

Motion made to accept 2019 budget was "yes" by all board members except for Charlie Walpole who voted "no".

2019 budget for the Statutory Reserve fund discussed. Motion was made to accept by Charlie Walpole and second by Grady Kurpasi. Vote was unanimous.

IRRIGATION COMMITTEE:

Inspection by Coast To Coast was done by Jim. He reported that we may have had a lightning strike to cause our pump not to operate. A quote was provided by Jerry Gingerski of West Coast Drilling & Pump Service for \$3,500.00 to replace.

Ron Cantino contacted another vendor, Citrus Well Drilling and Jim inspected our pump system. He determined that the pump itself was fine and that two components, A control box and switch needed to be replaced at a cost of approx. \$600.00. Repairs were made.

BEAUTIFICATION COMMITTEE:

Entrance beds at Heather and Hunter's Ridge: Anson Nursery has been out and will provide us with a written quote.

OLD BUSINESS:

VACANT HOMES: Top Hat has performed clean up work to the following homes, but not to our satisfaction and will return.

5750 W. Hunter's Ridge Circle has been cleaned up by Top Hat.

5588 W. Hunter's Ridge Circle: Palm tree fronds falling on to neighbors yard. Top hat to have a tree climber to clean up these trees.

5711 W. Hunters's Ridge Circle: Carl Portee has been in contact with daughter, but Crown landscaping is continuing not to do the proper work. We have asked Top Hat to provide a quote. At this time, additional work has been performed.

Attny. Dan Pilka advised that we should provide the quote to the family and give them 10 days to correct before we proceed to have the work done.

DRA INSPECTIONS: It had been determined that Citrus County and “swiftmud” had not been including our HOA in DRA inspections. It was revealed that Swiftmud thought the DRA areas were owned by the county and in reality they are owned by our HOA. Ron Cantino signed off on paperwork that states we are to be directly contacted in this matter.

NEW BUSINESS:

SINKHOLE: Information regarding the sinkhole near the entrance to the Stonegate development. Officially known as “Tract B” along with a timeline of activity had been sent by mail to all member households on approx. Oct. 21, 2018.

We are at the quote stage for work to be started. We have received one quote so far and waiting on another three. Troy Burrell Engineering is handling the obtaining of quotes.

Attny. Dan Pilka gave us a history of the affected area, as he was our attorney when the first sinkhole appeared in that area in 1998. He also mentioned that since these DRA areas are owned by the HOA, no assistance can be provided by the county.

Motion was made to adjourn meeting by Carl Portee and second by Grady Kurpasi at 8:10 PM.

Respectfully submitted,

Paul Van Nostrand, Secretary, Heather Ridge Homeowners Association.