

HEATHER RIDGE H. O. A.  
ANNUAL MEETING MINUTES  
NOVEMBER 13, 2024

Meeting was called to order by President Michelle Merrill at 7:05 PM.

33 members were present and 14 proxies were submitted.

Board Members Present: Michelle Merrill, President; Grady Kurpasi, Vice-President; Carl Portee, Treasurer; Paul Van Nostrand, Secretary; Joe Evans, Ron Hasson & Leigh Larson, Directors.

### SECRETARIES REPORT

Minutes of the Oct. 22, 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 Oct. 31, 2024. Motion was made by Grady Kurpasi to accept the Treasurer's report and second by Joe Evans. Vote was unanimous.

### IRRIGATION COMMITTEE:

Nature Coast Sprinkler advised Carl Portee that our long time Tech. has since left their employ and a new Tech. performed our quarterly service. No issues were discovered.

## BEAUTIFICATION COMMITTEE:

Nothing to report.

## GATE COMMITTEE:

Nothing to report.

## ELECTIONS:

Michelle Merrill announced that one position is currently open as Ron Hasson has stepped down, and asked the membership if someone was willing to step up and become a board member. Susan Drexler volunteered to serve in Ron's place and she was voted in unanimously.

Emily Childs also volunteered to fill the board in the event another board member resigns their title. She was also voted in unanimously.

## OLD BUSINESS:

Sealcoating repairs still need to be completed in a few areas by Holbrook Asphalt Co. They are aiming to complete the repairs by the end of November 2024. Item open.

Corporate Transparency Act: All board members must complete the required certification. Item open.

Replacement of our current website by January 1, 2025. Item open.

Standard for Hurricane Shutters. Item tabled until January 2025.

Storm cleanup in Tract "E": Michelle Merrill Spoke with Legacy and they reduced their quote from \$400.00 to \$200.00. This was due to Legacy being on the property performing other tasks. Clean up was performed. This was an Executive Decision made and later approved by the board.

Gate Camara's: Ron Cantino has volunteered to continue maintenance on them for now. Item closed.

## NEW BUSINESS

2025 Annual Budget:

Carl Portee presented to the membership two different budget proposals for consideration.

Budget #1 included a 24% increase or and additional \$107.00 in annual dues for 2025 to cover the cost of the CAM(Community Association Manager). New annual fee would increase to \$545.00 from the current 2024 dues of \$438.00

Budget #2 included a 6% increase to cover the increasing cost of doing business. This translated to a additional \$27.00 in the annual dues . This would increase the annual dues from \$438.00 to \$465.00.

Ron Hasson presented to the membership a proposal of a 14% increase that would increase the annual dues to \$500.00. This would not be enough to cover the cost of a "CAM" He also explained the possible need of a 'CAM" now or at some point in the future.

After discussion amongst the board and questions/comments from the membership, it was decided upon to do the following.

Carl Portee made a motion to REJECT 2025 Annual Budget #1. Second by Grady Kurpasi and Joe Evens. Vote was unanimous.

Carl Portee made a motion to ACCEPT 2025 Annual Budget #2. Second by Michelle Merrill and Grady Kurpasi. Vote was "YES" by all except for Ron Hasson who abstained.

Member David Adams voiced an opinion that the gates at our entrances/exits look poor. Michelle Merrill asked Mr. Adams to research this topic and give the findings to the board for review.

Schedule BOD meeting dates for 2025: First meeting date will be, Tuesday, January 14, 2025 at 7PM. Remainder of 2025 meeting dates will be scheduled then.

Motion was made by Michelle Merrill to adjourn meeting and second by Joe Evans at 8:30 PM.

Respectfully submitted,

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

