

**HUNT RIDGE HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
December 18, 2023**

Call to Order

The board meeting was called to order at 7:01 pm by Nick Vavoulis - President. Board members present: Anne McQuade, Susan Gavin, Bob Krobatsch, Lonnie Buresh, Marty Giles, absent: Sam Guiliano* - a quorum was established. Also present Andrew George, LCAM, Ameri-Tech Property Manager

The Meeting notice was posted at the Tall Pines Clubhouse, on the TP website and on signs throughout the community.

Approve Minutes – Previous Board Meeting

A motion to waive the reading of the minutes from the last meeting and approve, as posted on the website, was made by Susan, seconded by Marty; motion carried.

Treasurer's Report

Total Operating Account & Reserves: \$29,541; YTD income: \$198,596; YTD expenses: \$203,909; YTD deficit: \$5,313; Accounts Receivable: \$5,706

Property Manager Report

Inspections are done on Tuesdays - as a reminder, trash cans need to be out of sight once trash has been picked up. Call Andrew at Ameri-tech to report landscaping and/or irrigation issues – 727-726-8000, ext 301.

Old Business

Thank you to Nick and Samatha for providing the holiday decorations at the Baltusrol entrance – also thanks to Anne and Rick for pitching in to help

A cease and desist violation letter was sent to the owners of the home based business – there are no further updates at this time.

New Business

*Long time Hunt Ridge resident and board member Sam Guiliano, passed away at home on December 8th surrounded by family and friends. He was well known to many in the community and several fond memories were shared, followed by a moment of silence. Rest in peace, Sam

The board reviewed and discussed a draft version of the budget for 2024/2025. The new budget calls for an increase of three dollars bringing the new monthly fee to \$157 starting in March 2024. A detailed mailing will be going out to each homeowner prior to the budget meeting scheduled for next month.

Next Meeting Date

The next meeting is scheduled for Monday, January 15, 2024, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Marty, seconded by Anne to adjourn the meeting at 7:32 PM; motion carried.

Submitted by
Susan Gavin, Secretary