

**HUNT RIDGE HOA**  
**MONTHLY FINANCIAL SUMMARY**  
As of May 31, 2024

<b>MONTH: MAY</b>	
MONTHLY INCOME	\$ 24,421
MONTHLY EXPENSES	\$ 25,951
NET SURPLUS / (DEFICIT)	\$ (1,170)
<b>MARCH 2023 – FEBRUARY 2024</b>	
YEAR TO DATE INCOME	\$ 71,046
YEAR TO DATE EXPENSES	\$ 70,796
YEAR TO DATE SURPLUS / (DEFICIT)	\$ 249
ACCOUNTS RECEIVABLE	\$ 6,925
OPERATING ACCOUNT	\$ 24,276
SAVINGS ACCOUNT	\$ 6,455
TOTAL OPERATING & SAVINGS	\$ 30,731

COMMENTS:

**HUNT RIDGE HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
May 20, 2024**

**Call to Order**

The board meeting was called to order at 7:03 pm by Nick Vavoulis - President. Board members present: Anne McQuade, Susan Gavin, Lonnie Buresh, Marty Giles, Bob Krobatsch, Trish Ives - 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 Anne; motion carried.

**Treasurer's Report**

Total Operating Account & Reserves: \$31,896; YTD income: \$24,006; YTD expenses: \$22,511; YTD surplus: \$1,495; Accounts Receivable: \$7,671

**Management Report**

Account Collections – 5 are with attorney, 2 are 90+ days delinquent, 2 are 60+ days delinquent, 5 are 30+ days delinquent. Accounts are charged a \$10 late fee for payments received after the 16<sup>th</sup> of the month.

**New Business**

Our HOA attorney has prepared a Violation Policy and a Collection Policy specifically tailored to the association's governing documents and are fully compliant with all Florida statutes. The board has reviewed and voted to adopt the proposed policies. A motion was made by Susan, seconded by Anne; motion carried. A copy of the executed policies will be returned to the attorney's office, posted on the website and mailed to each homeowner.

A motion was made by Anne, seconded by Lonnie to approve the amended architectural rules to include removal of all holiday lights and decorations no later than 30 days after the holiday. The motion carried.

**Next Meeting Date**

The next meeting is scheduled for Monday, September 16, 2024, at 7 PM, Tall Pines Clubhouse.

**Adjournment**

A motion was made by Marty, seconded by Nick to adjourn the meeting at 7:51 PM; motion carried.

Submitted by  
Susan Gavin, Secretary