

# **HUNT RIDGE HOMEOWNERS' ASSOCIATION**

## **BOARD MEETING MINUTES**

**April 17, 2023**

### **Call to Order**

The board meeting was called to order at 7:00 pm by Nick Vavoulis - President. Board members present: Anne McQuade, Carl Cassella, Susan Gavin, Bob Krobatsch, Lonnie Buresh, absent: Sam Guiliano - a quorum was established. Also present Andrew George, Ameri-Tech Property Manager

The Meeting notice was posted at the Tall Pines Clubhouse, on the 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 Anne, seconded by Nick; motion carried.

### **Treasurer's Report**

Total Operating Account & Reserves: \$28,071; YTD income: \$25,850; YTD expenses: \$32,523; YTD deficit: \$6,673; Accounts Receivable: \$5,157

### **Old Business**

The new collection process has been implemented. It is as follows:

- First late letter sent on the third week of each month

- Thirty days later second late letter sent certified/registered

- Thirty days later prelien letter sent by association attorney

- Forty-five days later account liened by association attorney

Three homeowners have already been sent to the association attorney for further action. We currently have 28 property owners who owe a total of \$5,157. This board intends to aggressively pursue all avenues of collection available to us.

Tree inspection has been completed – there are 12 trees on common ground which need attention – this will be handled by Tall Pines. Letters will be sent to all homeowners with a recommendation to trim, or in some cases remove, a tree on their property - this is the homeowner's responsibility. Hurricane season always results in downed trees and falling limbs. This presents a liability for the homeowner should a neighbor's property be damaged.

### **New Business**

Violation Procedure Review: the current violation procedure was discussed at length. The Association will continue to send a first and second written request for compliance before taking further action. If the violation by the homeowner is a violation of Section 7 of Article IX of the Declaration, then the Association has the authority to perform the required maintenance, after the required ten day written notice, charge the homeowner for the cost of the maintenance, add that charge to the assessments due, record a claim of lien for all amounts due, and, if the total amount owed is not timely paid, foreclose on the lien.

Do not ignore your violation letter – contact Andrew George at Ameri-Tech if you think you have received a letter in error. Also, if you need longer than requested to respond to the violation – we will work with you. As with collections, this board intends to aggressively address ignored violations. We can no longer afford to do otherwise – this will benefit the entire community.

### **Next Meeting Date**

The next meeting is scheduled for Monday, May 15, 2022, at 7 PM, Tall Pines Clubhouse.

### **Adjournment**

A motion was made by Susan to adjourn the meeting at 7:38 PM; seconded by Bob; motion carried.

## **Open Forum**

Landscaping issues. Homeowners discussed a variety of issues regarding mowing, trimming and work crew behavior. Nothing speaks louder than pictures, accompanied by a contact name and address. Note the day, the time and any action that was taken or neglected to be taken - the more details the better. Send your email to Andrew – contact info below. If you would rather contact a board member, our contact information is under Hunt Ridge on the Tall Pines website - <https://tallpinesnpr.com>

Andrew George, andrewg@ameritechmail.com, 727-726-8000, ext301

Submitted by  
Susan Gavin, Secretary