

**HUNT RIDGE HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
April 15, 2024**

**Call to Order**

The board meeting was called to order at 7:00 pm by Nick Vavoulis - President. Board members present: Anne McQuade, Susan Gavin, Lonnie Buresh, Marty Giles, absent: Bob Krobatsch, Trish Ives - a quorum was established. Also, present Keith Phillips, 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 Lonnie, seconded by Susan; motion carried.

**Treasurer's Report**

Total Operating Account & Reserves: \$30,386; YTD income: \$22,620; YTD expenses: \$22,683; YTD deficit: \$63; Accounts Receivable: \$9,175

**Management Report**

Account Collections – 4 are with attorney, 3 are 90+ days delinquent, 2 are 60+ days delinquent, 9 are 30+ days delinquent.

**Old Business**

Violation update: Per our documents there are no sheds allowed on any property. The current unresolved situation with Homeowner Account 35 will be turned over to the association attorney for further action. *On hold pending further attorney clarification on changes to Florida statutes.*

**New Business**

In order to address our increasing accounts receivable, the board has approved an aggressive collection process. A motion was made by Nick, seconded by Anne, and carried by all to have the second late payment notice sent by the HOA attorney. This will in effect give the homeowner 45 days to bring the account current in order to avoid having a lien placed on the property. In addition, a minimum of \$200 will be added to the account to cover the attorney costs. From that point on the homeowner must deal directly with the attorney to resolve the issue.

As a reminder, any payment that is received after the 16<sup>th</sup> of the month incurs a \$10 late fee.

**Next Meeting Date**

The next meeting is scheduled for Monday, May 20, 2024, at 7 PM, Tall Pines Clubhouse. This is our last meeting before the summer break (June, July, August)

**Adjournment**

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

Submitted by  
Susan Gavin, Secretary