

HUNT RIDGE HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

November 13, 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 Lonnie, seconded by Bob; motion carried.

Treasurer's Report

Total Operating Account & Reserves: \$30,207; YTD income: \$177,604; YTD expenses: \$182,234; YTD deficit: \$4,630; Accounts Receivable: \$6,015

Property Manager Report

Three homeowners are currently in collections for overdue assessment fees, 16 homeowners are over one month behind in payments, 7 are over two months behind, one is over three months behind, one homeowner is in bank foreclosure.

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

The landscaping committee, comprised of Nick, Anne & Bob, presented their recommendations for a change in landscaping companies as ALOTT was planning on raising the yearly fee by \$14,229. They interviewed three different companies and negotiated a new contract with Anchor Landscaping for mowing and trimming and TruGreen for chemical treatments. A motion was made by Marty, seconded by Anne to terminate the ALOTT contract; motion carried. A motion was made by Nick, seconded by Anne to accept the new proposed contract with Anchor/TruGreen starting in January; motion carried.

New Business

Nick (and his wife Samantha) volunteered to decorate the Baltusrol entrance for the holidays at their own expense. That being said, any contribution will be greatly appreciated.

Renovations have begun at 10428 Pineneedles before receiving approval from the Architectural Review Committee. ARC forms will be hand delivered this week. As a reminder, per our documents, there are no exterior changes allowed without first submitting a form for approval. Forms can be found on the website along with ARC contact names – tallpinesnpr.com.

It has been brought to the board's attention that a homeowner has been breeding dogs on their property. This is expressly prohibited by both the Hunt Ridge and Tall Pines documents. A violation letter will be sent immediately with a cease-and-desist order.

Next Meeting Date

The next meeting is scheduled for Monday, December 18, 2023, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Nick, seconded by Lonnie to adjourn the meeting at 7:27 PM; motion carried.

Submitted by

Susan Gavin, Secretary