

**HUNT RIDGE HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
October 24, 2023**

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, Bob Krobatsch, Lonnie Buresh, Marty Giles, absent: Sam Guiliano - a quorum was established. Also present Keith Phillips, LCAM, Ameri-Tech Community Management

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: \$28,454; YTD income: \$153,963; YTD expenses: \$160,331; YTD deficit: \$6,368; Accounts Receivable: \$8,906

Property Manager Report

Four homeowners are currently in collections for overdue assessment fees, ten homeowners are at least one month behind in payments, one homeowner is in bank foreclosure. One file has been closed by Attorney – HOA to receive \$3,448

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, have received quotes for lawn service from ALOTT, Clean Cut, Anchor and are awaiting a fourth prior to bringing a recommendation to the board for review

New Business

A new Hunt Ridge Architectural Rules document has been posted to the TP website, agreed to by all board members

An unfortunate series of events left homeowner account #90 with unwarranted legal fees. A motion was made by Susan, seconded by Marty to waive the legal fees; motion carried

The topic of stop signs and speed bumps was raised and will be deferred to Tall Pines

Next Meeting Date

The next meeting is scheduled for Monday, November 20, 2023, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Lonnie, seconded by Anne to adjourn the meeting at 7:26 PM; motion carried.

Submitted by

Susan Gavin, Secretary