

**HUNT RIDGE HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
September 18, 2023**

**Call to Order**

The board meeting was called to order at 7:06 pm by Nick Vavoulis - President. Board members present: Anne McQuade, 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.

**Treasurer's Report**

Total Operating Account & Reserves: \$33,513; YTD income: \$135,618; YTD expenses: \$136,910; YTD deficit: \$1,292; Accounts Receivable: \$6,599

**Property Manager Report**

- Sixty-six violation letters went out over the summer. Most are completed and closed, with the rest in progress.
- Six homeowners are currently in collections for overdue assessment fees, five homeowners are at least one month behind in payments and one homeowner is in bank foreclosure.
- 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**

None

**New Business**

- A motion was made by Susan to accept a proposed payment plan for Account 51 in order to bring the ledger current. Motion seconded by Lonnie; motion carried.
- Bob nominated Marty Giles to fill the open board seat for the remainder of current term. A motion was made by Bob, seconded by Anne; motion carried

**Next Meeting Date**

The next meeting is scheduled for Monday, October 16, 2023, at 7 PM, Tall Pines Clubhouse.

**Adjournment**

A motion was made by Susan to adjourn the meeting at 7:024 PM; seconded by Lonnie; motion carried.

Submitted by  
Susan Gavin, Secretary