

Hunter's Ridge Owners Association, Inc.

Board Meeting Minutes

6:30 p.m. on February 5, 2024

Kingdom Management Office

Attendees

Board Members Present: Mr. Calvin Rollins (P), Mr. Wayne Sapp (VP), Ms. Ashley Auld (S), Ms. Kathy Grossman (T) and Ms. Mary Barr (AT)

Board Members Not Present: None

Kingdom Management (KM): Ms. Sherrie Jarnu, CAM

Homeowners Present: See sign-in sheet

Call to Order

The meeting was called to order at 6:31 p.m.

Meeting Minutes

Ms. Barr moved to accept the October 23, 2023, Meeting Minutes. Ms. Grossman seconded the motion. All voted in favor, and the motion passed.

2024 Budget

KM gave the financial report as of December 31, 2023. The Operating Account had a balance of \$19,328.73 and the Money Market Account had a balance of \$86,130.97 for a total account balance of \$105,149.18.

Old Business

Flag Amendment: Mr. Rollins reported there is a need for the community to define what flags are acceptable. A discussion took place between the Board and those in attendance about Florida Statute 720.304 regarding flags.

Mr. Rollins moved to obtain a legal opinion on whether flag restrictions can be adopted for the community. The motion was seconded by Mr. Sapp.

Mailboxes: KM reported that the next four mailbox replacements have been ordered from the same vendor. It was reiterated that the Board approved replacing four mailboxes every year from the front to the back of the community.

Front Entrance Landscaping: Mr. Rollins reported that he met with several vendors. He did not feel it was cost effective to spend between \$3,000 to \$5,000 to redo the front entrance. He said the annual flowers need to be changed, and they could consider replacing the mulch. Both the Board members and the owners commented that the front looked good. It was requested that the shrubs be trimmed at the Hunters Ridge sign. Mr. Rollins will communicate that to the vendor.

New Business

No Soliciting Sign:

Ms. Barr moved to relocate the sign a couple feet toward the community. Ms. Grossman seconded the motion, and there were no objections.

Mr. Rollins asked KM to have the handyman take care of it.

Pressure Washing Front Fence: KM was asked to get a quote from Mr. Mike Young to pressure wash the fence in the upcoming spring months.

Community Yard Sale: A discussion took place, and the date of April 13 was chosen for the community yard sale.

Yard of the Month: Ms. Aldman confirmed that the Yard of the Month will be chosen from May to August. She needs three gift cards for this year.

Next Meeting: The next meeting will be held at 6:30 p.m. on May 13, 2024, at the Pablo Creek Library, if available. There will be a Board of Directors Meeting as well as the Annual Meeting.

Open Forum

All were given an opportunity to ask questions, and all questions were answered.

Ms. Barr requested that the homes on Kernan who are on the south side of the entrance trim trees overhanging the community fence on Kernan Blvd.

Mr. Rollins informed the Board they should feel free to email KM directly. They do not have to go through him if they see items of concern.

There being no further business, the meeting was adjourned.

Respectfully submitted by Ms. Sherrie Jarnu, CAM.