

Hunter's Ridge Owners Association, Inc.

Board Meeting Minutes

6:30 p.m. on July 22, 2024

Pablo Creek Public Library

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

Annual Meeting

Due to there being no quorum of the membership, there was no Annual Meeting. Mr. Rollins encouraged owners to volunteer and asked if the current Board was willing to continue serving. They indicated that they were, and they will stay in their current positions.

Board of Directors' Board Meeting

The meeting was called to order at 6:30 p.m.

Meeting Minutes

Ms. Grossman moved to accept the meeting minutes from February 5, 2024. Mr. Sapp seconded the motion. All voted in favor, and the motion passed.

Financial Report

KM gave the financial report as of June 30, 2024. The operating account had a balance of \$11,517.73. The money market account balance was \$108,129.98. Total assets were \$119,647.71.

Open invoices totaled \$6,339.50. Five accounts have been sent to the attorney for non-payment of dues in 2024.

Old Business

Flag Amendment: KM shared that the community obtained a legal opinion from the Crabtree Law Firm back in 2020 regarding this issue. The lawyer stated that if the documents allowed, the Board could ban flags or issue rules and regulations. He suggested that if they were going to

make a rule, they specify the size, type of material and duration that the flag could be displayed.

A short discussion was had about the new law, Florida Statute 720.304, which protects specific flags and doesn't allow HOAs to prohibit them. It does not say that these are the only flags that can fly in a HOA.

Ms. Barr suggested they make a rule that says only the flags that are protected by the state can be displayed in Hunter's Ridge.

Mr. Rollins volunteered to draft a rule that he will present at the October Budget Meeting for review.

Front Entrance Pressure Washing: KM reported that an estimate was sent out previously from Gentle Giant for \$571.20. It was asked and confirmed that it includes Kernan Boulevard and the south side of the community fence that faces Victory Lutheran Church.

Ms. Barr made a motion to approve the bid from Gentle Giant. Mr. Sapp seconded the motion, and all approved.

Backflow: KM reported that they have reached out to Bob's Backflow and will reach out again. They are the vendor who worked on the backflows in the past. They will push to get an answer for the backflow at the front of the community.

Broken Sprinkler Head: Mr. Rollins reported that he had a hard time reaching *Pro Green Landscaping*. KM was asked if they had a vendor recommendation. KM recommended Mr. Michael Aldridge. KM was asked to hire their vendor for the job.

Current Court Cases:

4575 Shakey Leaf Lane North: Due for injunction. Mr. Rollins requested a letter be sent to inquire when they will come into complete compliance as some issues have been resolved.

12345 Shakey Leaf Court: Multiple violations. Board approved filing an injunction.

4576 Shakey Leaf Lane North: Pre-suit mediation letter. Mr. Rollins reported this home was in compliance. No action needed.

4532 Crystal Brook Way: KM reported that this property has come into compliance and paid all legal fees to date. The injunction was cancelled.

New Business

BOD Member Requirements: KM reported that the Board will now have to take a four-hour class annually. When KM receives information about available classes, it will be forwarded to the Board of Directors. Mr. Rollins asked if there is a fee for this. KM predicted that law firms would not be charging for these classes as they'd likely use them to get new and return business.

Next Meeting: The next Board Meeting will be October 21, 2024. This is a Budget Meeting, and it will be held at the Kingdom Management office.

Ms. Grossman chose October 19, 2024, as the date for the yard sales. All were in agreement.

Open Forum

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

Ms. Barr requested that the homes on Kernan south of the entrance trim their trees that hang over the community fence along Kernan Blvd. Mr. Sapp inquired about the appearance of the front entrance. After a short discussion of the shortfalls, KM was asked to reach out to some vendors to provide proposals for landscaping maintenance. Ms. Grossman agreed to meet with the vendors.

Ms. Barr asked if the Annual Members' Meeting could be moved back to the month of April. KM shared that it was moved due to COVID. Legal counsel advised the meeting should take place every 12 months. It was asked whether any Board member objected to it being moved back to April. There were no objections.

Ms. Barr then asked if it could be moved to May due to interference with spring break. KM was asked to inquire with legal counsel if this is acceptable. If so, the Board will agree to move it to May.

There being no further business, the meeting was adjourned.

Respectfully submitted by Ms. Sherrie Jarnu, CAM.