

High Ridge Village Homeowners Association

September 27, 2023

Minutes

Central Ridge Library

425 W Roosevelt Blvd

Hernando, Fl. 34465

CALL TO ORDER: Meeting was called to order at 5:30 P.M. by Jeff Hickman, President at Central Ridge Library 425 Roosevelt Blvd Hernando, Fl. 34442.

Establish Quorum

Quorum was established with (3) Board members in person. Jeff Hickman, President, Nathalie Ramirez, Treasurer & Steve Kendjelic, Director.

BOARD MEMBERS IN ATTENDANCE:

Jeff Hickman (President)

John Hickey (Vice President) joined the meeting at approx. 6 pm

Steve Kendjelic (Director)

Napthalie Ramirez (Treasurer)

No representation from Villages Services per BOD request.

Signs were posted a Front Entrance and Roosevelt Entrance on September 25, 2023 @ 5:00PM

ADOPT AGENDA: Steve Kendjelic, Director made a **Motion** to adopt the agenda, seconded by Napthalie Ramirez, Treasurer, **all in favor, motion carried (3/0)**

MINUTES:

Motion was made by John Hickey, Vice President to approve the September 12, 2023, second by Steve Kendjelic, Director , **all in favor motion carried (4/0).**

Acknowledgement of Lisa Dobyanski Resignation

- Before the acceptance of the resignation – Lisa Dobyanski wished to rescind her resignation as she sought legal counsel to verify if it was a conflict of interest for her to work at the same place of employment as the POA has as their management company. Per the Attorney it is not a conflict of interest, due to her not being the Manager of said Association.
- **Motion** was made by Jeff Hickman, President **to reappoint** Lisa Dobyanski to the Board of Directors since this was not a conflict be put back on the BOD, second by Steve Kendjelic to fulfill her original term on the BOD, John Hickey & Napthalie Ramirez voted no – **motion was split 2/2, motion not carried.**

Appoint Ed Johnson to The Board of Directors open position.

- Napthalie Ramirez, Treasurer **Motioned** for Ed Johnson to be added to the BOD to fill the vacant position, John Hickey, Vice President second, Jeff Hickman, President & Steve Kendjelic, Director voted no – **Motion was split 2/2, motion not carried.**
- Ed Johnson stated that the President was allowed to split the decision as per Roberts Rules of Order. Jeff went to make a **Motion** to put Lisa Dobyanski back on the Board, Lisa abstained as the BOD overall was not receptive to the idea.

FINANCIAL REPORT:

- **CD Investment** – Napthalie stated that he and Jeff Hickman went to Bank of America and invested \$30,000 of High Ridge POA monies into a CD for 30 days at a rate of 5% interest at approximately a \$1500 return. The community can afford it and it is a smart move to add income based on the CD current interest rates.
- Finalize the 2024 Budget for High Ridge – Napthalie presented a draft budget for review. The current draft would increase dues by \$9.80. Nathalie Ramirez, would send over to Villages Services accounting for

review and tweaking to get the fees back to \$200 for 2024. Once the Budget is final, a meeting will be set for final approval and notice to the Community for review.

CONTRACT REVIEW:

- Naphthalie brought up the discussion of terminating the current contract for Villages Services as the Management Company. Areas of concern presented by participants in the meeting both BOD and guests.
 - Ed Johnson: no replacement companies have been vetted and this is not the time to terminate with only 3 days remaining and potentially to be without a management company by the end of the year. This should have been discussed beginning in July 2023.
 - John Hickey stated that there was not enough time to send a certified notice and vet companies in time. We will have to vet in the coming year and change by next term of contract.
 - Naphthalie major concerns were the 10% increase and lack of communication and prenotification to the community especially in relation to violations. Having standardized procedures and some concern with the current property manager.
 - It was decided to not motion nor terminate the management contract at this time.
 - Jeff Hickman & Lisa Dobyanski stated that maybe the management company would be willing to negotiate on a percentage increase and termination clause. Jeff to go to the Management office and speak with Geri Bond about revising the current contract for 2024.

Change in BOD

- After presenting the Budget & Discussion of Villages Services contract – Naphthalie stated he was resigning from the BOD. Jeff Hickman made a Motion to accept Naphthalie Ramierez resignation from the Board, John Hickey second the motion, **all in favor, motion carried (3/0)**.
- Jeff Hickman then made a **Motion** to put Ed Johnson on the BOD, seconded by John Hickey, **all in favor Motion carried, (3/0)**.
- Jeff Hickman then made a **Motion** to put Lisa Dobyanski back on the BOD, second by Steve Kendjelic, **all in favor, motion carried (4/0)**.
- Jeff Hickman made a **Motion** to appoint Lisa Dobyanski to be Secretary on the BOD, second By Steve Kendjelic, **all in favor, motion carried, (4/0)**
- Lisa Dobyanski made a **Motion** to appoint Ed Johnson as Treasurer on the BOD, second by John Hickey, **all in favor, motion carried (4/0)**.

Motion made by Steve Kendjelic, Director to table Violations, Old Business, (power washing), New Business until next meeting, John Hickey, Vice President second, **all in favor, motion carried (5/0)**

VIOLATIONS – HOW TO PROCEED: -

- 3266 N Burroughs Path – bushes on the side of the house
- 3440 N Burroughs Path – over all yard

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT:

Motion to adjourn the meeting made by Ed Johnson, and second by John Hickey, at 6:38 PM. **All in favor. Motion carried, (5/0)**.