

High Ridge Village Homeowners Association
2541 N. Reston Terrace
Hernando, Fl. 34442
May 17, 2023, Minutes

CALL TO ORDER: Meeting was called to order at 5:31 P.M. by Jeff Hickman, President at the Villages Services – 2541 N. Reston Terrace Hernando, Fl. 34442.

Establish Quorum

Quorum was established

BOARD MEMBERS IN ATTENDANCE:

Jeff Hickman (President)

Napthalie Ramirez (Treasurer)

John Hickey (Vice President)

Lisa Dobyanski (Secretary)

Steve Kendjelic (Director)

Also in attendance was CAM Kristina Jones and Geri Bond of VSC

Signs were posted a Front Entrance and Roosevelt Entrance on May 15, 2023 @ 5:00PM

RESIGNATION

A Motion was made by Lisa Dobyanski, Secretary to recognize the Resignation of Susan Derouin, Treasurer and 2nd by John Hickey, Vice President. All in favor. Motion passed.

APPOINT BOARD MEMBER

A Motion was made by John Hickey, Vice President to appoint Napthalie Ramirez as Treasurer and 2nd by Jeff Hickman, President. All in Favor. Motion Passed.

GUEST SPEAKER

Mike Murphy with PropRevs came to speak about Cable/Internet

A Motion was made Lisa Dobyanski, Secretary to hold a Town Hall meeting in June to discuss Cable/Internet options and 2nd by Jeff Hickman, President.

MINUTES:

- **A Motion was made by John Hickey, Vice President to approve 3/15/2023 minutes and 2nd by Steve Kendjelic, Director. All in favor. Motion passed.**

FINANCIAL REPORT:

A Motion was made by Lisa Dobyanski, Secretary to approve the **April 2023 financial statements, 2nd by John Hickey, Vice President. All in favor, Motion passed.**

Kristina will be arranging a meeting between Napthalie and Sharon to review financials.

OLD BUSINESS:

Board discussed adding light poles and wants to do another walk around before deciding.

A Website and new Emails were created for the association. www.Highridgevillage.org

1st Amendment to change the number of required membership votes to amend documents.

NEW BUSINESS:

A Motion was made by Lisa Dobyanski, Secretary to ratify the painting of front signs by George Swedledge and 2nd by Napthalie Ramirez, Treasurer. All in Favor. Motion Passed.

Discussed purchasing a Bulletin board/Brochure Box to be in compliance with new Statute.
Board is going to create a RFP for landscaping in common area.

FINES:

A Motion was made by John Hickey, Vice President to fine the following and 2nd by Jeff Hickman, President. All in Favor. Motion Passed.

- 3496 Vonnegut Pt.
- 471 W Shakespeare Dr
- 455 W Runyon Lp
- 427 W Shakespeare Dr

A hearing letter will be mailed to the above parcels.

ARC :

- **A Motion was made by Lisa Dobyanski, Secretary to approve 3525 N Burroughs Path request to Install Solar Panels and 2nd by Jeff Hickman, President. All in Favor. Motion Passed.**
- **A Motion was made by Lisa Dobyanski to approve 3349 N. Burroughs Path request to Replace a Tree and Install Fence and 2nd by Jeff Hickman, President. All in Favor. Motion Passed.**
- **A Motion was made by Lisa Dobyanski, Secretary to approve 3494 N. Burroughs Path request to Install Fence and 2nd by Jeff Hickman, President.**
- **A Motion was made by Napthalie Ramirez, Treasurer to approve 422 W Runyon Loop request to be a Paint Home and 2nd by Steve Kendjelic, Director. All in Favor. Motion Passed.**
- **A Motion was made by Napthalie Ramirez, Treasurer to approve 3430 N Michener Point request to Extending Lanai to full length of home and screen in and 2nd by Jeff Hickman, President. All in Favor. Motion passed.**
- **A Motion was made by Lisa Dobyanski, Secretary to approve 490 W Salinger Lane request to add Screen Enclosure and 2nd by Napthalie Ramirez, Treasurer. All in Favor. Motion Passed.**
- **A Motion was made by Steve Kendjelic, Director to approve 405 W Shakespeare Drive to Install Fence and 2nd by Lisa Dobyanski, Secretary. All in Favor. Motion Passed.**
- **A Motion was made by Napthalie Ramirez, Treasurer to approve 405 W Shakespeare Drive request to Install Security System and 2nd by Lisa Dobyanski, Secretary. All in Favor. Motion Passed.**
- **A Motion was made by Napthalie Ramirez, Treasurer to approve 578 W Runyon Loop to Install Solar Panels and 2nd by Lisa Dobyanski, Secretary. All in Favor. Motion Passed.**
- **A Motion was made by Lisa Dobyanski, Secretary to approve 3506 N Burroughs Path to Install Fence and 2nd by Napthalie Ramirez, Treasurer. All in Favor. Motion Passed.**

Discussion was had on 3315 N. Burroughs – Lattice Fence – approved by developer and Board going to leave alone.

ADJOURNMENT:

Motion to adjourn the meeting made by Jeff Hickman, President and second by Steve Kendjelic, Director at 7:12 PM. All in favor, motion passed unanimously.