

Heritage Harbor Golf & Country Club
Community Association, Inc.
Board of Directors Meeting Minutes
July 31, 2019

I. CALL TO ORDER

Russ Rossi called the Board Meeting to order at 6:30 p.m.

II. ROLL CALL/DETERMINATION OF QUORUM/NOTICE OF MEETING

Directors Present: Shelley Grandon, Russ Rossi, Jeff Witt, Jerry Kubick and Mike Dickey

Staff Present: Ray Leonard CAM

Notice: Ray Leonard CAM, verified that notice of the Board meeting was posted on boards within requirements of FL statutes

Guest Present: See attached list.

III. APPROVAL OF MINUTES (FROM May 13, 2019)

A Motion was duly made by Russ Rossi and seconded by Jeff Witt to approve the Board of Directors meeting minutes as written. All in favor-**MOTION PASSED**

IV. REPORTS

A. Directors

1. Treasurer – Jeff Witt reported A/R is continuing to decline
2. Management extra charges (\$703.00-June/\$525.50-July)
3. Legal Delinquency Report
 - a. 19431 Sandy Springs Circle-Homeowner has not paid or responded to attorney's Notice of Intent to Foreclose. A motion was made by Russ Rossi for SLK to begin Foreclose proceedings. Jerry Kubick seconded the motion. All in favor-**MOTION PASSES.**

B. Committees

1. DRB- Doug Smith provided update.

C. Management Report

Ray Leonard reviewed the management report with the board.

V. OLD BUSINESS

- A. Parking in Heritage Harbor. Russ Rossi made a motion to proceed with hiring a security company to patrol streets and issue notices to vehicles improperly parked. After two months, the board will assess the impact and determine if a longer term of enforcement will be needed. Mike Dickey seconded the motion. All in favor-**MOTION PASSES.**
- B. Mailbox Replacement-A motion was made by Russ Rossi and for the DRB committee to continue researching information for Heritage Harbor mailbox replacement. Jeff Witt seconded the motion. All in favor-**MOTION PASSES.**
- C. Reserve Study. A motion was made by Russ Rossi to proceed with the Reserve Study for the HOA only. Jeff Witt seconded the motion. All in favor-**MOTION PASSES.**

VI. NEW BUSINESS

- A. Loan RE-Amortization-A motion was made by Jeff Witt to re-amortize the loan with Popular Association Bank to a lower rate. Shelley Grandon seconded the motion. All in favor-**MOTION PASSES.**
- B. Bank Transfers- A motion was made by Jeff Witt to wire transfer the current Bank of Ozarks accounts to Iberia Bank. Mike Dickey seconded the motion. All in favor-**MOTION PASSES.**
- C. Airbnb- A motion was made by Russ Rossi to authorize a committee of the following individuals, Steve Cole, Dominic Difante and board members, Russ Rossi and Mike Dickey, to prepare a draft rules and regulations for leasing homes and to schedule a date and time for a special board meeting to meet and consider the proposed rules for leasing. Mike Dickey seconded the motion. All in favor-**MOTION PASSES.**
- D. Tennis Vetting Process-Discussion tabled.
- E. Kitchen A.C.-Discussion tabled.
- F. Awning on Clubhouse-Discussion tabled.
- G. Violation referrals to legal
 - 1. 4002 Harbor Lake-Discolored Pavements, Discolored Mailbox
 - 2. 19305 Sea Mist-Discolored House
 - 3. 18920 Fisherman's Bend-Discolored House
 - 4. 4237 Sandy Shores-Trailer
 - 5. 4018 Harbor Lake-Discolored House-Needs PaintRuss Rossi made a motion for the above violations to go to Legal and receive their First Attorney Notice. Jerry Kubick seconded the motion-All in favor-**MOTION PASSES.**
Russ Rossi made a motion that the following violations should go to Pre-Mediation. Jerry Kubick seconded the motion. All in favor-**MOTION PASSES.**
 - 6. 4215 Sandy Shores-Lawn Maintenance, Weeds in Beds and Discolored House
 - 7. 19251 Fisherman's Bend-Discolored House.

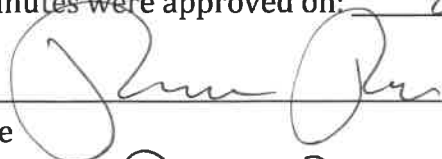
VII. NEXT MEETING

September 25, 2019

VII. ADJOURNMENT

A motion was duly made by Russ Rossi and seconded by Shelley Grandon to adjourn the meeting at 9:50p.m. All in favor-**MOTION PASSES.**

These Minutes were approved on: 8/26/19

Signature 

Russ Rossi
Print Name