

**HERITAGE HARBOR GOLF & COUNTRY CLUB
COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, September 25, 2019**

I. CALL TO ORDER

Russ Rossi called the Board Meeting to order at 6:34pm.

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

Directors Present: Jerry Kubick

Russ Rossi

Jeff Witt

Mike Dickey

Staff Present: Ray Leonard CAM

Notice: Ray Leonard CAM verified that notice of the Board meeting was posted on September 3, 2019

Guests Present: Elaine Kaufman, Rose Oursler, Janet Morin, Jim & Sharon Kelbaugh, Doug Smith, Keith Shively, Jim Borg, P. Perez

III. APPROVAL OF MINUTES – Jerry Kubick made a motion to approve the minutes from August 26, 2019 and Russ Rossi seconded the motion. **All in favor-MOTION PASSES**

IV. REPORTS

A. Directors

1. Treasurer- Jeff Witt gave the financial update. Almost all monies have been transferred to the new bank and Greenacre Properties has confirmed the transfers were all correct.
2. Management extra charges (July: \$411.50/August \$1087.64)

B. Committees

1. DRB-Doug Smith gave an update to the board.

C. Management Report

1. Ray Leonard reviewed the management report with the board.

V. OLD BUSINESS

A. Ratify Leasing Restrictions

1. Leasing Restrictions were not approved pending a meeting with the association attorney one of the homeowners Troy Andrews.

B. Parking

1. Russ Rossi reviewed the statistics concerning the parking violations. Russ Rossi made a Motion for every vehicle that has received three or more violations, the license plate of That vehicle will be looked up and the owner of the vehicle will sent an official letter. Mike Dickey seconded the motion. **All in favor-MOTION PASSES.**

VI. NEW BUSINESS

A. Approve 2020 Budget

1. Russ Rossi made a motion to approve the 2020 Budget with no increase in HOA fees. Monthly fees of \$115 and \$215 (Seamist Villas) will remain the same. Mike Dickey seconded the motion. **All in favor-MOTION PASSES.**

B. Violations

19133 Harbor Bridge-Windows need repair and discolored house (back of house not painted)
4203 Fisherman's Lake-Discolored House-HO asked for extension until 8/1/19 but still not remedied.

Russ Rossi made a motion for the above properties to receive their 1st attorney notice. Jerry Kubick seconded the motion. **All in favor-MOTION PASSES.**

18920 Fisherman's Bend-Discolored House

4018 Harbor Lake-Discolored House/needs paint

4002 Harbor Lake-Discolored mailbox and driveway

Russ Rossi made a motion for the above properties to go to Pre-Mediation. Jeff Witt seconded the motion. **All in favor-MOTION PASSES.**

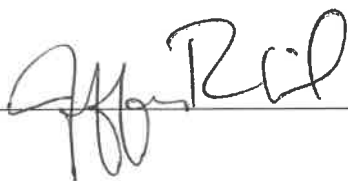
VII. NEXT MEETING: November 20, 2019

IX. ADJOURNMENT

A motion was by Russ Rossi and seconded by Mike Dickey to adjourn the meeting at 7:40pm. **All in favor-MOTION PASSES.**

These minutes were approved on NOVEMBER 20, 2019

Sign Name



JEFFREY R. WITT TREASURER/OFFICER

Print Name