

**HOA Board Meeting for Huntington Ridge  
Minutes of September 23, 2008**

Call to Order and Quorum. President Craig McMahan, Tom Maloney, Treasurer, Nancy Taylor, Secretary, and Mike Castellana, Member at Large, were present. Mark Mule, Vice President arrived late. Residents in attendance: John Cathcart, Mike Tollin. Rick Petrowski of Communities of America and James of U.S. Lawns also present. Meeting started at 3:08 p.m. at the Land O'Lakes Library on Collier Parkway.

An authorized sign was placed at the main entrance of the community 48 hours in advance of meeting.

The meeting followed the agenda as follows:

Review and approve meeting minutes from August meeting. Mike C. made motion to approve August minutes. Craig M. seconded. Motion approved. June and July minutes are on the Huntington Ridge website.

Resignation of Board Member Tom Maloney. Withdrawn by Tom; he will serve out as Treasurer until the new elections in November.

Landscaping. James (U.S. Lawns) reported his company was addressing numerous items on the agenda (chinch bug infestation, drip lines, mulching, dead branches, etc.). Phone numbers and email addresses were exchanged so future communications can be addressed more quickly. A weekly walk through will also help to address issues in a timely manner.

Tree Trimming Proposal from U.S. Lawns: Proposal stated one tree to be trimmed. Craig M. made motion to accept proposal from U.S. Lawns contingent upon all trees needing trimming be included. Mark seconded. Motion failed.

Mike C. made motion to get more proposals. Tom M. seconded. Motion passed.  
Discussion: Dead palm fronds need trimming also; that will be included in bid.

Three Proposals from U.S. Lawns for Improving Walkway on West Side of Pool: All too high.  
Discussion as to who uses it anyway. As an aesthetic addition, and not in our budget, it was decided to plug in with grass and eliminate a path.

Final discussions regarding landscaping involved grass waste along wet area on east side of community; and their late presence on cutting day. U.S. Lawns will check and change procedure.

Management Company Report: Annual meeting will be held November 19, 2008, at the Land O'Lakes Library, from 6-8 p.m. In the meantime, amendment revisions and architectural revisions to our documents will be finalized. These revisions will be voted on at the November meeting. Rick, manager of Communities of America, will present a 2009 budget to the board by next week. Management also suggests a reserve study be done for our HOA.

Rick passed out August 2008 financial statements at meeting.

Old Business:

Follow-up from last month's discussion on pressure washing sidewalks and driveways. Three proposals given were too high. Discussion followed. Consensus is each homeowner is responsible for their own property.

Craig M. made motion to forego proposals, send fourth letter to those in violation; they have 15 days to clean it or respond to management, after which time, it will go to the lawyer. Nancy T. seconded. Motino passed.

Craig M. made motion to adjourn. Mike C. seconded. Meeting adjourned at 4:46 p.m.

Respectfully Submitted for Approval,  
Nancy Taylor  
Secretary