

Meeting: March 3, 2025
Location: 12103 Hunters Lake Drive
Call to Order: 6:35 PM

19 in attendance (*Renters)

- | | |
|-----------------------|---------------------------|
| 1. McKenzie Correll | 10. Mike Mahoney |
| 2. Traci Ziegler | 11. Jared Rementer |
| 3. R. Mercarto | 12. Gladys (Rita) Borges |
| 4. Kevin Burke | 13. Cathy Houde |
| 5. Michael Brienza | 14. Dominick Lessa |
| 6. Cheryl Finnegan | 15. Amanda Givens-Mahoney |
| 7. Danette Martin | 16. Mark Doyon |
| 8. Deborah Saddlemire | 17. Victor Lee* |
| 9. Susan Richardson* | 18. Jennifer Lee* |
| | 19. Xavier Bolden |

OLD BUSINESS

- President's Opening Remarks
 - Recognition of the Board, reminder board members are volunteer
 - Mark reports a reduction in complaints
 - Call to nominate 3 new board members to replace vacating members (Mark, Kevin and Deb)
 - During covid, HOA became loose with enforcing term limits (3 year, rotating)
 - Mark informed attendees we have formed a Fining Committee (members' names remaining anonymous)-Mark read addresses provided by Fining Committee (see [attachment](#)) of recently observed potential violations.
- Secretary Report - Community Garage Sale (3/22/25). Neighbors asked to organize a community garage sale. Need those households participating to send a preview of items for sale in order for us to promote via an enticing Facebook Marketplace post. Stay in the loop on our social media page/group. Anticipate increased traffic in the neighborhood for this weekend if all goes well!
- Treasurer's Report - Still missing payment from 3 homeowners, turn it over to the lawyers at this point.
- Vice President's Report
 - Accomplishments:
 - Out front:
 - Tree and debris clean up.
 - Center island lights broken, electricians wanted \$2,200 to look underground. Beau over 3 days digging, fixed lights for ~\$19.
 - Painted center islands, laid wood chips in front beds (saved \$1,100 by doing it ourselves),
 - Fence panel damage and power washed,

- Boardwalk power washed and sealed,
- Hurricane damage to boardwalk fixed by Jesse Correll (saved ~\$500-\$1,000).
- New sign installed in center island.
- Fining committee designation, following state regulations. Under FL law we can fine up to \$1,000 (cumulative) and can send to lawyers for lien and foreclosure.

NEW BUSINESS

- Nominations
 - Deborah Saddlemire
 - Jared Rementer
 - Xavier Bolden
 - McKenzie Correll motioned to accept all nominations. Unanimous agreement to accept the nominations.
- Open Discussion
 - Jared: Where should he put his trailer if not his driveway? Trailer will not fit on the side of his house due to the size of his lot.
 - Dom: We are willing to work with you but also need to be consistent with all neighbors
 - McKenzie: Blue Tarps on the Roof cited by Fining Committee, we should consider that this may be required by the homeowner's insurance prior to roofing repair.
 - Mark: Suggested gators sign or "No Swimming" sign on dock.
 - McKenzie: Jesse can hang it if we have one available
 - Gladys- Reported Rental (pink house on Tasha Court) yard not maintained
 - McKenzie: Please report complaints to HUNTERSLAKESECRETARY@Gmail.com. Complaints will remain anonymous. Board and fining committee can review and issue a letter.
 - Cheryl- Asked if there will be dues increase
 - Board will review and Annual Dues notice will be sent out by May 2025
 - Traci - Asked about homeowner of 12404 Bighorn hoarding and rats
 - McKenzie: Please report complaints to HUNTERSLAKESECRETARY@Gmail.com. Complaints will remain anonymous. Board and fining committee can review and issue a letter.

Mark closing remarks, Dom expressed appreciation for Mark's time of service.

Closed: 7:12 pm

Exec Closed Meeting—

- Call for President
 - Amanda nominated Dominick, Danette motioned, Deb Second.
 - Unanimous agreement

- Call for Vice President
 - Deb nominated Jared, Jared nominated Beau
 - Anonymous Votes: 7 to Beau, 1 to Jared
 - Vice President: Beau
- Mark: Needs chairs and (3 small tables) removed from house and stored
- Dom stated goals: light up the front, Amazon trucks are being damaged by overgrown trees, may become problematic.
- Next Meeting: Monday April 7th: 6:30 pm via ZOOM