

Hunters Mill HOA Meeting Summary

January 7, 2025

1. CALL TO ORDER

Meeting was called to order and conducted by the President, Tracie Barnes, at 6:31 PM

2. SECRETARY REPORT – Noemi Cuadrado

- Previous meeting minutes were read by Noemi Cuadrado. Motion to approve the minutes was made by Erik Wilhelm and seconded Tracie Barnes. The Secretary's Report was approved by the members present.

3. TREASURER'S REPORT – 2025 Revised Budget – Amended as needed - Chris Allen

- **2025 Hunters Mill HOA Dues Total - \$ 134.00** – Hunters Mill HOA Dues are due no later than Friday, January 31, 2025. They can be mailed your payment or pay via Zelle. Check the website for the address and Zelle email to pay.
- **Delinquent Dues** - We will proceed with Florida Statutes to collect past dues from the homeowner who has not paid HOA Dues for the past 2 years, and this year, it not paid by January 31, 2025.
- **Treasury laptop** – As stated in previous meeting the current HOA laptop is old and runs very slow. Chris Allen, our new Treasurer, will be using her personal laptop to conduct HOA Treasury reports and access the HOA bank account in lieu of purchasing a new laptop for now.
- **Bank Account** – We will make the arrangements this week to go to the bank and add the new treasurer, Chris Allen, to our bank account for signature purposes and account notifications.
- Motion to accept the Treasurer's Report and the Annual Budget for 2025 was made by Erik Wilhelm and seconded by Donna Haney. The Treasurer's Report was approved by all board members present.

4. PRESIDENT'S REPORT – Tracie Barnes

- a. Congratulations to all our 2025 Hunters Mill HOA Board members.
- b. Christmas decorations were collected and stored in Maggie Fosler's attic.
- c. Insurance – We need to purchase HOA Board Member Liability Insurance, which is required by Florida State Law. The current estimate is over \$3000 dollars. We continue to research for less costly insurance. More to follow.

5. ARCHITECTURAL COMMITTEE REPORT – Tracie Barnes in absence of Art Richards

- **Requests:**
 - 1 more roof was approved.

- Shane Griffin and Erik Wilhelm volunteered to be part of the Architectural Committee for 2025

OLD BUSINESS

- a. **2025 HOA Election Results** – 13/86 votes were collected.
- b. **2025 HOA Dues Amount** – \$ 134.00 - Due no later than January 31st, 2025.
- c. **Problems with the increasing price for Pond Maintenance** – Might have to investigate aerating the ponds with fountains. Looking for three quotes from different companies to see if we can change the current company. More to follow.
- d. **Mailboxes in Bad Conditions** – In contact with the Post Office to find out who is responsible for replacing them. More the follow.
- e. **Next Meeting – 1st Annual HOA Board Meeting** – Tuesday, January 7th, at 6:30 PM, at the Monument Point Fellowship

NEW BUSINESS

- a. **Introduction to the 2025 Hunters Mill HOA Board of Directors** –
 - a. President – Tracie Barnes
 - b. 1st Vice President – Art Richards
 - c. 2nd Vice President – Maggie Fosler
 - d. Secretary – Noem- {Mimi} Cuadrado
 - e. Treasurer – Chris Allen
 - f. Members at Large – Ali Nowroozi, Shane Griffin, Donna Haney, Peyton Plank, Erik Wilhelm
- b. **HOA Board of Directors Certification Training** – Next Certification course will be on Saturday, January 25th, 2025 – contact Ansbacher Education for more details - <https://myemail.constantcontact.com/Free-4-Hour-HOA-CONDO-Board-Member-Certification-1-25.html?soid=1127763894635&aid=CA6v6R8mCdE>
 In accordance with Florida State Law – *All board members are required to take an annual course for certification and the submit their certificate to the secretary to file no later than March 2025.*
- c. **Annual Calendar of Events Approval** – Recommended dates for six annual meetings, and several activities for this year were discussed with the board members. Waiting for confirmation on the Board Meeting dates from Monument Point Fellowship. Information will be posted on the website and via email when confirmed.
- d. **2025 HOA Dues Amount** – \$ 134.00 – Due no later than January 31st, 2025. You can now pay your HOA Dues using Zelle at fsucky@hotmail.com
- e. **Food Truck** – Dee Queezy's BBQ – Seafood – Wings – Friday, January 10th from 5-8 PM – Main Entrance.
- f. **2025 Annual Budget Approved** – 2025 Hunters Mill HOA Annual Budget was approved and will be amended, as needed throughout the year.

- g. Problems with the increasing price for Pond Maintenance** – We reached out to other companies, but only two companies have submitted quotes, and both are higher than what we are currently paying for these services. More to follow
 - h. Mailboxes in Bad Conditions** – Inconsistent information from the Post Office about who is responsible for replacing or fixing the mailboxes. Will reach out to the Postmaster at Mayport for clear and concise information soon. More the follow.
 - i. Mulch for Common Areas** – Blake Newton (Lawn Service Provider) wants to know if we wanted mulch for the common areas. Maggie Fosler will reach out to Blake about the cost. More to follow.
 - j. Branches Obstructing the Back Entrance** - Thank you, Justin Plank and Shane Griffin, and neighbor for cutting down the branches that were overhanging and obstructing the back entrance. We still have a dead tree at the back entrance that needs to be cut down soon. More to follow.
- Motion was made by Erik Wilhelm and seconded by Shane Griffin to adjourn the meeting, and approved by all members present.

The meeting was adjourned at 7:34 PM.

Next Meeting – Tuesday, March 11, 2025, @ 6:30 PM – Monument Point Fellowship

Submitted by

Noemi Cuadrado

Hunters Mill HOA Board Member, Secretary