

THE VALLEY AT HIDDEN HILLS
BOARD OF DIRECTORS MEETING MINUTES
MAY 7th, 2025

Roll call:

- The following board members were present: Greg Gunter, Ian Ford, Leah Ford. Absent were Dwight Braddy and Sallyanne Cornelius. Also present were Scott Sullivan representing BMI and 8 owners.
- Greg Gunter, President, called the meeting to order at 6:02 p.m.

Approval of minutes from The Valley HOA Annual Meeting, April 2nd, 2025.

- Meeting minutes were reviewed, and a motion was made by Ian Ford to approve them as written. Leah Ford seconded this motion, and it was carried by all present.

Financial Report:

- Scott Sullivan reviewed the financials as of 4/30/25.

Small Retention Pond Sox System: Scott Sullivan stated that he has contacted the management for Countryside regarding the maintenance of the new sox system but has never received a call back. He will try to reach one of their Board Members.

Lake Leveling Pump: Scott explained that his understanding is that the proposed drainage pump will not replace the current system. Greg asked Scott to have Kim from Florida Pump contact him.

Community Wide Landscape Bulletin. The Board tabled this issue until the pumps are working properly.

The last item on the agenda was Open Forum. During this portion of the meeting Greg Gunter reminded everyone that they could have 3 minutes to discuss issues or concerns. One owner expressed her concerns regarding the draining of the lake when it gets too high. Greg Gunter explained how the Board handles the draining and a debate ensued on what is the best way to accomplish this work. Greg reminded the owner that her time was up and as there were no other questions, made a motion to adjourn the meeting. Leah Ford seconded this motion, and it was carried by all present. The meeting adjourned at 6:30 p.m.