

Heritage Harbor Golf & Country Club Community Association, Inc.
Board Of Directors Meeting Minutes
Wednesday, January 27, 2016

Call to Order

I. Shelley Grandon, President, called the Board Meeting to order at 6:30pm.

II. Roll Call/Determination of Quorum/Notice of Meeting

Directors Present: Shelley Grandon, President

Clint Swigart, Treasurer

George Seper, Director

Directors Absent: Rob Rossi & Russ Rossi

Staff Present: Shelly Bramm CAM

Shelly Bramm, CAM, verified that the Board Meeting was posted January 2, 2016.

Guests Present: Janet Morin, Betty Valenti

III. Approval of Minutes (from November 19, 2015)

Shelley Grandon motioned to approve the Minutes from November 19, 2015 as written. Motion was seconded by Clint Swigart. All in favor, MOTION PASSED.

IV. Reports

A. Directors

i. Financial Update

ii. Management extra charges

iii. Legal Delinquency

1. 19307 Aqua Springs-Proposal-Ratify-Accept payment of \$3000. Ratify Approval - a motion was duly made and seconded to accept payment. All in favor, MOTION PASSED.

2. 19310 Sandy Springs-Proposal-Ratify-Accept \$3000 down + \$200 per month. Ratify approval - a motion was duly made and seconded to accept payment. All in favor, MOTION PASSED.

3. 4203 Fishermans Lake- Proposal-Ratify-Reject-splitting attorney fees. Countered with \$100 per month towards past due amounts. Approval - a motion was duly made and seconded to proceed to counter. All in favor, MOTION PASSED.

4. 19417 Sandy Springs-Proposal-Ratify-Waive interest of \$9981 and pay in full by end of Feb. Ratify Approval - a motion was made and seconded to waive interest and pay in full by Feb. All in favor, MOTION PASSED.
5. 19155 Cypress Green- Proposal-Ratify-Waive interest and accept \$100 per month, countered with \$150 per month if waiving interest. Ratify Approval - a motion was made and seconded to accept the counter. All in favor, MOTION PASSED.
6. 19111 Cypress Green- Proposal-Ratify-Waive \$2500 of interest. Ratify Approval - a motion was made and seconded to proceed to waive \$2500 in interest. All in favor, MOTION PASSED.
7. 19266 Fishermans Bend-Proposal-Ratify-Pay \$230 per month until end of Feb and then payment in full is due. Ratify Approval - a motion was made and seconded for \$230 per month and payment in full in Feb. All in favor, MOTION PASSED.
8. 19207 Sea Mist-Proposal-Ratify-Proceed with foreclosure. Ratify approval - a motion was duly made and seconded to accept foreclosure. All in favor, MOTION PASSED.

B. Committees

- i. DRB - Betty Valenti presented new paint colors for the house paint. A motion was made and seconded to approve new paint colors. All in favor, MOTION PASSED.
- ii. Social - Concert and Santa breakfast a success.

C. Management Report - Shelly Bramm reviewed the Management Report with the board.

V. Old Business: Tennis Court Renovation

- A. Motion was made and seconded to refurbish tennis courts up to \$21,000.

VI. New Business: Fencing

- A. Motion was made and seconded to approve tennis court and roller hockey fencing up to \$36,000.

VII. Next Meeting: March 30, 2016 at 6:30 p.m.

VIII. Audience Comments: Betty Valenti announced that Elaine MacCullough will be joining the DRB as a new member.

IX. Adjournment: Shelly Grandon motioned to adjourn the meeting at 7:45pm. Motion was seconded by Clint Swigart. All in favor, MOTION PASSED.

These minutes were approved on 3/30/16.

Shelly Grandon

Signed

Shelley Grandon

Printed Name

Heritage Harbor Golf & Country Club Community Association, Inc.
Board Of Directors Meeting Minutes
Wednesday, March 30, 2016

Call to Order

I. Shelley Grandon, President, called the Board Meeting to order at 6:30pm.

II. Roll Call/Determination of Quorum/Notice of Meeting

Directors Present: Shelley Grandon, Clint Swigart, George Seper, Rob Rossi, Russ Rossi

Staff Present: Shelly Bramm CAM

Shelly Bramm, CAM, verified that the Board Meeting was posted March 1, 2016.

Guests Present: See Sign In

III. Approval of Minutes - January 27, 2016

Shelley Grandon motioned to approve the Minutes from January 27, 2016 as written. Motion was seconded by Clint Swigart. All in favor, MOTION PASSED.

IV. Reports

A. Directors

- i. Financial Update - Current 90 days delinquencies at 7%
- ii. Management extra charges - as presented in Management Report
- iii. Legal Delinquency
 1. 4305 Waterford - Shelley Grandon motioned to proceed with foreclosure, seconded by George Seper. All in favor, motion passed.
 2. 19319 Sea Mist - Shelley Grandon motioned to proceed with foreclosure, seconded by George Seper. All in favor, motion passed.
 3. 19417 Sandy Springs - Shelley Grandon motioned to accept payment plan of \$5000 down payment with \$1,500 due in March and \$1,500 due in April. Seconded by George Seper. All in favor, motion passed.
 4. 4216 Sandy Springs - Shelley Grandon motioned to accept offer of double monthly payments until paid, approx.. 18 months to pay off \$1,900. seconded by George Seper. All in favor, motion passed.
 5. 19159 Cypress Green - Shelley Grandon motioned to accept the last payment of \$1,651 to be split into 3 monthly installments. Seconded by George Seper. All in favor, motion passed.

6. 4322 Harbor Lake - Shelley Grandon motioned to reject owner's payment plan and counter waiving \$13,347 in interest. Seconded by George Seper. All in favor, motion passed.

B. Committees

- i. DRB - None
- ii. Social - None

- C. Management Report** - Shelly Bramm reviewed the Management Report with the board.

V. Old Business: - None

VI. New Business:

- A. Deputy Carson/HCSF - did not attend the meeting
- B. Clubhouse Upgrades/Flooring - Urban Living. Urban Living presented flooring options. No action at this time.
- C. Playground - Shelley Grandon motioned to approve APark's proposal not to exceed \$75,000. Clint seconded the motion, motion approved.
- D. Pool Furniture - Shelley Grandon motioned to approve \$4,703.34 for ET&T Distributors. Clint seconded the motion, motion approved
- E. Fitness Center Elliptical - No action. Options will be reviewed at next meeting.
- F. 19227 Fisherman's Cove - No action
- G. Legal Referrals:
 1. 4322 Waterford Landing - Heinz - Clean/Paint Mailbox
 2. 4334 Waterford Landing - Bydalek & Tepler - Discolored House
 3. 4253 Waterford Landing - Raeckers - Discolored House
 4. 19258 Fishermans Bend - Pak - Discolored House
 5. 18902 Fishermans Bend - Sanabria - Discolored House & Lot UpkeepNo action - owners will receive additional letter and be reviewed at May 2016 meeting.

VII. Next Meeting: May 25, 2016 at 6:30 p.m.

VIII. Adjournment: Shelly Grandon motioned to adjourn the meeting at 8:30pm. Motion was seconded by Clint Swigart. All in favor, MOTION PASSED.

These minutes were approved on May.

Shelley Grandon
Signed

Shelley Grandon
Printed Name

**Heritage Harbor Golf & Country Club
Community Association, Inc.
Board of Directors Meeting Minutes
Wednesday, May 25, 2016**

I. Call To Order

Shelley Grandon called the Board Meeting to order at 6:35pm.

II. Roll Call/Determination Of Quorum/Notice Of Meeting

Directors Present: Shelley Grandon
Clint Swigart
Rob Rossi
George Swigart

Directors Absent: Russ Rossi

Staff Present: Shelly Bramm CAM

Notice: Shelly Bramm CAM, verified that notice of the Board meeting was
Posted on May 1, 2016.

Guest Present: See sign in sheet.

III. Approval Of Minutes (from March 30, 2016)

A motion was duly made by Shelley Grandon and seconded by Clint Swigart to approve the Minutes from March 30, 2016 as written. **All in favor-MOTION PASSED.**

IV. Reports

A. Directors

- 1. Financial update**
- 2. Management extra charges**
- 3. Legal Delinquency Report**

a. 19266 Fisherman's Bend (Zampino)

Proposal-Double payments of \$230, balance under \$1000. Accepted payment plan but notified one more missed payment, will go to foreclosure
Ratify Approval-A motion was duly made by Shelley Grandon and seconded by Clint Swigart to approve payment.
All in favor-MOTION PASSES

b. 4305 Waterford Landing (Scios)

Payment plan: ½ in May and ½ in June. Approx. \$1660 due.
Update as of 5/20/16-Paid in Full

c. 19310 Sea Mist (Diaz)

Proposal-Waive interest, payment plan of \$290 per month incl. current assessments, approx. 1 year to pay.

Ratify Approval-A motion was duly made by Shelley Grandon and seconded by Clint Swigart to approve payment.

All in favor—MOTION PASSES

d. 19227 Fisherman's Bend (Jones)

Proposal-Offer \$4000, rejected but counter to waive interest of \$11,381. Total balance approx. 21,500. Was negotiating short sale. As of 5/20/16-sale not consummated.

e. 4201 Harbor Lake (Brock)

Proposal-Accept 3 month payment plan & waive interest of \$34. Balance approx. \$1400.

Ratify Approval-A motion was duly made by Shelley Grandon and seconded by Rob Rossi to approve payment.

All in favor-MOTION PASSES

f. 19319 Sea Mist (Pishock)

Waive all interest and late fees. 4/19/16.

Paid in full.

B. Committees

1. **DRB**-Doug Smith provided update.
2. **Social**-None

C. Management report-Shelly Bramm reviewed the Management Report with the board.

V. Old Business

- a. Shelly Grandon made a motion to approve new patio furniture for \$42,426 and \$62,750 for flooring, plus tax and delivery for both. Rob Rossi seconded the motion. **All in favor-MOTION PASSES.**

VI. New Business

- a. Discussion payment of \$17,000 for wall removal between dining room and bayroom – tabled, no action
- b. Review of violation policies – tabled no action
- c. Tennis Connection-Decision to review contract for discussion at July meeting

VII. Next Meeting

Wednesday, July 27, 2016 @ 6:30pm

VIII. Audience Comments-None

IX. Adjournment

A motion was duly made by Shelley Grandon and seconded by Clint Swigart to adjourn and the meeting at 7:50pm.

All in favor-MOTION PASSED.

These minutes were approved on 7/27/16.

Sheiley Grandon
Signed

Sheiley Grandon
Printed Name

Heritage Harbor Golf & Country Club
Community Association, Inc.
Board of Directors Meeting Minutes
July 27, 2016

I. CALL TO ORDER

Shelley Grandon called the Board Meeting to order at 6:40pm.

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

Directors Present: Shelley Grandon-President

Clint Swigart-Treasurer

Rob Rossi-Secretary

George Seper-Member at Large

Directors Absent: Russ Rossi

Staff Present: Shelly Bramm CAM

Notice: Shelly Bramm CAM, verified that notice of the Board meeting was posted July 1, 2016

Guest Present: See sign in sheet

III. APPROVAL OF MINUTES (FROM MAY 25, 2016)

A motion was duly made by Shelley Grandon and seconded by Clint Swigart to approve the minutes from May 25, 2016. As written. All in favor-MOTION PASSED.

IV. REPORTS

A. Directors

1. Financial update

2. Management extra charges

3. Legal Delinquency Report

a. 19305 Seacove-

Proposal-Miss one payment due to death in family and resume in August

Ratify Approval-A motion was made by Shelley Grandon and seconded by Clint Swigart to Accept proposal. All in favor-MOTION PASSES

b. 19251 Fisherman's Bend

Proposal-Waive interest and submit payment plan

Ratify Approval- A motion was made by Shelley Grandon and seconded by Rob Rossi to deny Proposal based on history. All in favor-MOTION PASSES

c. 19314 Sandy Springs

Proposal-Pay balance in six installments of \$566.51.

Ratify Approval- A motion was made by Clint Swigart and seconded by Shelley Grandon to Accept proposal. All in favor-MOTION PASSES

d. 4322 Waterford Landing

Proposal-Payment plan of 24 months

Ratify Approval- A motion was made by Shelley Grandon and seconded by Rob Rossi to Accept proposal. All in favor-MOTION PASSES.

B. Committees

1. DRB- Doug Smith provided update
 2. Social- Community concert discussion
- C. Management report-Shelly Bramm reviewed the management report with the board.

V. OLD BUSINESS-None

VI. NEW BUSINESS

- a. Review of violation policies. Shelly Grandon motioned and Clint Swigart seconded, three warning Letters will be issued and then to the attorney. All in favor- MOTION PASSED
- b. Tennis Connection contract-tabled, no action
- c. Kiddie pool renovation-discussion to have a kiddie pool committee to help with the process
- d. Date set for Budget Meeting-September 28, 2017
- e. Date set for Annual Meeting-November 30, 2017

VII. NEXT MEETING

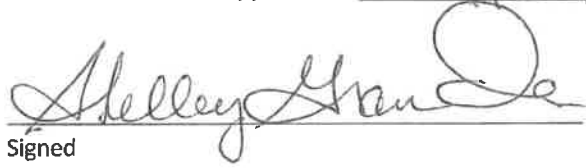
Wednesday, September 28, 2016

VIII. AUDIENCE COMMENTS-None

IX. ADJOURNMENT

A motion was duly made by Shelley Grandon and seconded by Clint Swigart to adjourn the meeting at 7:45pm. All in favor-MOTION PASSED.

These minutes were approved on 9/28/16



Signed

Shelley GRANDON

Printed Name

Heritage Harbor Golf & Country Club
Community Association, Inc.
Board of Directors Meeting Minutes
September 28, 2016

I. CALL TO ORDER

Shelley Grandon called the Board Meeting to order at 6:32pm.

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

Directors Present: Shelley Grandon-President

Clint Swigart-Treasurer

Rob Rossi-Secretary

George Seper-Director

Directors Absent: Russ Rossi

Staff present: Shelly Bramm CAM

Notice: Shelly Bramm CAM, verified that notice of the Board meeting was posted September 1, 2016

Guest Present: See sign in sheet

III. APPROVAL OF MINUTES (FROM JULY 27, 2016)

A motion was duly made by Shelley Grandon and seconded by George Seper to approve the minutes from July 27, 2016, as written. All in favor-MOTION PASSED.

IV. REPORTS

A. Directors

1. Financial update

2. Management extra charges

3. Legal Delinquency Report

a. 19316 Sea Mist-Penzer

Accept payment of \$84 per month towards arrearage

and continue to make monthly payments. Shelley

Grandon made a motion to accept proposal, Rob Rossi

seconded the motion. All in favor-MOTION PASSES

b. 4216 Sandy Shores-Hersh

Waive interest. A motion was made by Shelley Grandon

and seconded by Clint Swigart to accept proposal. All

in favor-MOTION PASSES

c. 19260 Fisherman's Bend-Texas River, LLC

Waive interest. A motion was made by Clint Swigart

and seconded by George Seper to accept proposal.

All in favor-MOTION PASSES

d. 19305 Aqua Springs-Grant

Waiving of fees. A motion was made by Shelley Grandon and seconded by Clint Swigart to deny waiving of fees. All in favor-MOTION PASSES

B. Committees

1. DRB- No update available
2. Social- Community concert successful

C. Management Report

Shelly Bramm reviewed the management report with the board.

V. OLD BUSINESS-None

VI. NEW BUSINESS

a. Adoption of the 2017 Budget

Clint Swigart made a motion to approve the adoption of The 2017 budget, George Seper seconded. All in favor-MOTION PASSES.

b. Locker Room Renovations

A motion was made by Shelley Grandon to set a budget of \$150,000 to begin renovations of the pool entry way and the pool restrooms. Rob Rossi seconded the motion. All In favor-MOTION PASSES.

c. Pool Cameras

Discussion tabled-No action

d. Pending Violations in Legal to escalate

A motion was made by Shelley Grandon and seconded by Rob Rossi to escalate pre-suit mediation for the following addresses and names. All in favor-MOTION PASSES

1. 4352 Waterford Landing (Raekers)
2. 19133 Harbor Bridge (Patel)
3. 4322 Waterford Landing (Heinz)
4. 19108 Harbor Bridge (Everett)
5. 19251 Fisherman's Bend (Perez)
6. 19254 Fisherman's Bend (Pishock)

e. Refer to Legal

19322 Sea Mist- A motion to send to legal was made by Shelley Grandon and seconded by Rob Rossi. All in favor-MOTION PASSES

VII. NEXT MEETING

Wednesday, November 30, 2016-Annual Meeting

VIII. AUDIENCE COMMENTS-None

IX. ADJOURNAMENT

A motion was duly made by Shelley Grandon and seconded by Rob Rossi to adjourn the meeting at 7:40pm. All in favor-MOTION PASSES


Approved

11/30/16
Date

Heritage Harbor Golf & Country Club
Community Association, Inc.
Board of Directors Meeting Minutes
November 30, 2016

I. CALL TO ORDER

Shelley Grandon called the Board Meeting to order at 6:10pm.

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

Directors Present: Shelley Grandon-President

Russ Rossi –Vice President

Clint Swigart-Treasurer

George Seper-Director

Staff Present: Shelly Bramm CAM

Notice: Shelly Bramm CAM, verified that notice of the Board meeting was posted November 1, 2016

Guest Present: Jerry Kubick, Johnny Hiykel, Kathy Vaughn, Doug Smith, Janet Morin and Jeff Piccolo

III. APPROVAL OF MINUTES (FROM SEPTEMBER 28, 2016)

A motion was duly made by Clint Swigart and seconded by Russ Rossi to approve the minutes from September 28, 2016, as written. All in favor-MOTION PASSED.

IV. REPORTS

A. Directors

1. Financial update
2. Management extra charges
3. Legal Delinquency Report

B. Committees

1. DRB-Doug Smith gave update to the board.
2. Social-Santa Breakfast set for December 17, 2016

C. Management Report

Shelly Bramm reviewed the management report with the board.

V. OLD BUSINESS

A. Slide Renovations

Discussion tabled-No action. Engineer and contractor to attend January meeting and pricing of new slides will be investigated

B. Kiddie Pool Renovations

Discussion to fix leak in the kiddie pool as opposed to a new kiddie pool. No Action

VI. NEW BUSINESS

A. Refer to Legal

1. 19018 Fisherman's Bend- Violations for mailbox being discolored and in need of repair. A motion to send to legal was made by Russ Rossi and seconded by Clint Swigart- All in favor- MOTION PASSES
2. 19258 Fisherman's Bend- Violations for palm trees need trimmed. A motion to send to Legal was made by Russ Rossi and seconded by Clint Swigart. All in favor- MOTION PASSES
3. 19260 Fisherman's Bend- Violations for discolored mailbox and palm trees need trimmed. A motion to send to legal was Made by Russ Rossi and seconded by Clint Swigart. All in favor- MOTION PASSED

VII. NEXT MEETING-Annual Meeting-November 20, 2016 6:30pm

VIII. AUDIENCE COMMENTS-None

IX. ADJOURNMENT

A motion was by Shelley Grandon and seconded by Russ Rossi to adjourn the meeting at 6:30pm.
All in favor- MOTION PASSES

These minutes were approved on _____

2/22/17



Signed

Shelley Grandon

Print Name

**HERITAGE HARBOR GOLF & COUNTRY CLUB
COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, November 30, 2016**

I. CALL TO ORDER

Shelley Grandon, President called the Board Meeting to order at 6:45pm.

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

Directors Present: Shelley Grandon, President
Russ Rossi, Vice-President
Clint Swigart, Treasurer
George Seper, Director

Staff Present: Shelly Bramm CAM

Notice: Shelly Bramm CAM verified that notice of the Board meeting was posted on November 1, 2016.

Guests Present: Janet Morin, Doug Smith, Kathy Vaugh, Johnny Hiykel, Jeff Piccolo and Jerry Kubick

III. APPROVAL OF MINUTES – None

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

Roll call taken and quorum established

VI. NEW BUSINESS

A. Election of officers: Shelley Grandon, President, Russ Rossi, Vice President, Clint Swigart, Treasurer, George Seper, Secretary and Jeff Piccolo, Director

B. Designation of Board Liaison to Legal & Management - President

A motion was duly made and seconded to approve the HOA president as the Board & Legal Liaison.

All in favor – MOTION PASSED.

C. Designation of Signatories on Association Bank Accounts – Shelley & Clint

A motion was duly made and seconded to approve Clint Swigart and Shelley Grandon as Signatories on Association Bank Accounts.

All in favor – MOTION PASSED.

D. Procedures for Board Receipt of Board Meeting Information – Hand copies

A motion was duly made and seconded to provide one hard copy of board meeting information.

All in favor – MOTION PASSED.

E. Limited Authorities Granted – CAM and President

A motion was duly made and seconded to provide Shelley Bramm with limited authority of \$5,000, and Shelley Grandon with a limited authority of \$10,000.

All in favor – MOTION PASSED.

F. Minutes transcribed/tapes destroyed

A motion was duly made and seconded to authorized minutes to be hand-recorded.

All in favor – MOTION PASSED.

G. Posting Notice of Meeting

A motion was duly made and seconded to have maintenance post meeting notices.
All in favor – MOTION PASSED.

H. **Board certification** – information was given on State requirements and upcoming classes will be distributed to the Board.

VII. NEXT MEETING

Scheduled meeting – January 25, 2017 at 6:30pm.

VIII. AUDIENCE COMMENTS - None

IX. ADJOURNMENT

A motion was duly made and seconded to adjourn the meeting at 7:45pm
All in favor – MOTION PASSED.

These minutes were approved on 2/22/17.

Shelley Grand
Signed

Shelley Grand
Printed Name

Heritage Harbor Golf & Country Club
Community Association, Inc.
Board of Directors Meeting Minutes
February 22, 2017

I. CALL TO ORDER

Shelley Grandon called the Board Meeting to order at 6:40 p.m.

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

Directors Present: Shelley Grandon-President

Russ Rossi-Vice President

Clint Swigart-Treasurer

Directors Absent: George Seper

Staff Present: Shelly Bramm CAM

Notice: Shelly Bramm CAM, verified that notice of the Board meeting was posted February 1, 2017

Guest Present: See sign in sheet

III. APPROVAL OF MINUTES (FROM NOVEMBER 30, 2016)

A Motion was duly made by Shelley Grandon and seconded by Russ Rossi to approve both the Board of Directors meeting minutes and the Board of Directors Organizational meeting minutes from November 30, 2016, as written. All in favor-MOTION PASSED

IV. REPORTS

A. Directors

1. Financial update
2. Management extra charges
3. Legal Delinquency Report

a. 19305 Aqua Springs-Grant-Waive interest

A motion was made by Shelley Grandon not to accept waiving the interest, Russ Rossi seconded the motion. All in favor-MOTION PASSES

b. 4336 Waterford Landing-Sumiantoro-Split attorney fees of approx. \$600

A motion was made by Shelly Grandon to split the attorney fees with the Attorney, Clint Swigart seconded the motion. All in favor-MOTION PASSES

c. 19155 Cypress Green-Jakubsik-Reject offer of \$3000 lump sum or

reinstatement of previous plan of \$150 a month that was not adhered to Shelley Grandon made a motion to reject the offer, Russ Rossi seconded the motion. All in favor-MOTION PASSES

B. Committees

1. DRB- Doug Smith provided update. Kathy Costello will now be able to pre approve house painting applications if the correct paint colors are chosen
2. Social-Shelley Grandon commented they will be no Breakfast with Santa this Year

C. Management Report

Shelly Bramm reviewed the management report with the board.

V. OLD BUSINESS

- A. Slide Renovations- Shelley Grandon made a motion to approve KWA Engineers and Dixie Construction to do slide renovations, and the extra PVC work. Russ Rossi seconded the motion. All in favor-MOTION PASSES
- B. Cabana Upgrades: Discussion tabled for Robert Pence to present more suggestions for restructuring the cabana entrance.

VI. NEW BUSINESS

A. Violation Referrals to Legal

A motion was made by Russ Rossi and seconded by Shelley Grandon to send the following violations to legal. All in favor-MOTION PASSES

1. 4018 Harbor Lake-Esobio & Granell-Repair /Paint Mailbox
2. 19321 Aqua Springs-Malik-Discolored House
3. 19109 Harbor Cove-Bowen-Discolored House
4. 19311 Aqua Springs – Discolored House

B. Legal Violation Enforcement

A motion was made by Shelley Grandon and seconded by Clint Swigart to send a Second attorney letter to the following addresses. All in favor-MOTION PASSES

1. 19254 Fisherman's Bend-Pishock
2. 19133 Harbor Bridge-Patel
3. 4322 Waterford Landing-Heinz
4. 19251 Fisherman's Bend-Perez
5. 19260 Fisherman's Bend-Trust Biz LLC
6. 19018 Fisherman's Bend-Oppy

C. Fitness Center Upgrades

A motion was made by Shelley Grandon and seconded by Russ Rossi to approve The purchase of a new treadmill and a new set of weights. All in favor-MOTION PASSES

D. Pool Furniture and Umbrellas

1. A motion was made by Shelley Grandon, and seconded by Russ Rossi to approve The purchase of umbrellas for the upper pool deck area. All in favor-MOTION PASSES
2. A motion was made by Shelley Grandon and seconded by Russ Rossi to spend up to \$7500 on new pool furniture. All in favor-MOTION PASSES.

VII. NEXT MEETING

Thursday, April 27, 2017

VIII. AUDIENCE COMMENTS

Employees of Tennis Connection have noticed non-residents attempting to get in to the tennis courts. It was also mentioned that there is another instructor teaching in the courts, that is not an employee of Tennis Connection. The board instructed the Tennis Connection to alert Kathy Costello when they see the other instructor giving lessons.

IX. ADJOURNMENT

A motion was duly made by Clint Swigart and seconded by Russ Rossi to adjourn the meeting at 7:50p.m. All in favor-MOTION PASSES

These minutes were approved on 4-27-17

Shelley Grandon
Signed

Shelley Grandon
Printed Name

Heritage Harbor Golf & Country Club
Community Association, Inc.
Board of Directors Meeting Minutes
April 27, 2017

I. CALL TO ORDER

Shelley Grandon called the Board Meeting to order at 6:30 p.m.

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

Directors Present: Shelley Grandon, George Seper, Clint Swigart

Directors Absent: Russ Rossi

Staff Present: Shelly Bramm CAM

Notice: Shelly Bramm CAM, verified that notice of the Board meeting was posted on boards within requirements of FL statutes

Guest Present: See sign in sheet

III. APPROVAL OF MINUTES (FROM FEBRUARY 22, 2017)

A Motion was duly made by Shelley Grandon and seconded by Clint Swigart to approve the Board of Directors meeting minutes as written. All in favor-MOTION PASSED

IV. REPORTS

A. Directors

1. Treasurer – Clint Swigart reported A/R is continuing to decline
2. Management extra charges (753.13 February/377.17 March)
3. Legal Delinquency Report

a. 19155 Cypress Green – Jakubsik/Robayo

A motion was made by Shelley Grandon to accept payment plan of \$150 per month towards delinquency. Clint Swigart seconded the motion. All in favor-MOTION PASSES

B. Committees

1. DRB- Doug Smith provided update.

C. Management Report

Shelly Bramm reviewed the management report with the board.

V. OLD BUSINESS

- A. Cabana Upgrades- Board to review Architects comments & suggestions and provide feedback to CAM within 7 days.

VI. NEW BUSINESS

A. Pool Monitors – Shelley Grandon motioned to accept contract for US Security to provide pool monitors at \$15 per hour from Memorial Day to Labor Day. Clint Swigart seconded the motion, all in favor. MOTION PASSED.

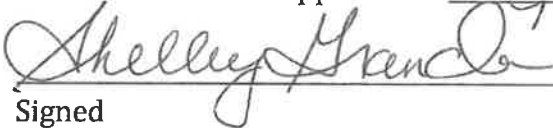
B. Playground Upgrades – Shelley Grandon motioned to accept APark’s proposal for a toddler slider for \$4,500 plus shipping & installation. Clint Swigart seconded the motion, all in favor, MOTION PASSED

VII. NEXT MEETING

Thursday, June 21, 2017

VIII. ADJOURNMENT

A motion was duly made by Clint Swigart and seconded by George Seper to adjourn the meeting at 7:50p.m. All in favor-MOTION PASSES

These minutes were approved on July 26, 2017

Signed _____

Shelley Grandon
Printed Name _____

Heritage Harbor Golf & Country Club
Community Association, Inc.
Board of Directors Meeting Minutes
July 26, 2017

I. CALL TO ORDER

Shelley Grandon called the Board Meeting to order at 6:30 p.m.

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

Directors Present: Shelley Grandon, George Seper, Clint Swigart

Directors Absent: Russ Rossi

Staff Present: Shelly Bramm CAM

Notice: Shelly Bramm CAM, verified that notice of the Board meeting was posted on boards within requirements of FL statutes

Guest Present: See sign in sheet

III. APPROVAL OF MINUTES (FROM APRIL 22, 2017)

A Motion was duly made by Shelley Grandon and seconded by Clint Swigart to approve the Board of Directors meeting minutes as written. All in favor-MOTION PASSED

IV. REPORTS

A. Directors

1. Treasurer – Clint Swigart reported A/R is continuing to decline

- a. Reserve Study Funding

A motion was made by Shelley Grandon and seconded by George Seper to send a check in the amount of \$34,440.00 to the CDD for overpayment of reserve funding. All in favor-MOTION PASSES

2. Management extra charges (554.00 April/367.00 March/529.00 June)

3. Legal Delinquency Report

- a. 4213 Fisherman's Lake-King

A motion was made by Shelley Grandon to go out for discovery. Clint Swigart seconded the motion. All in favor-MOTION PASSES

B. Committees

1. DRB- Doug Smith provided update.

C. Management Report

Shelly Bramm reviewed the management report with the board.

V. OLD BUSINESS

- A. Cabana Upgrades- Shelley Grandon made a motion to begin Phase 2 of the

cabana upgrades with a starting budget of \$12,500. Clint Swigart seconded the motion. All in favor-MOTION PASSES

VI. NEW BUSINESS

A. Office Renovation – Shelley Grandon motioned to approve ceiling and light work but not to exceed \$6000.00. Clint Swigart seconded the motion. All in favor-MOTION PASSES.

B. Restaurant Patio Renovation – Discussion pertaining to hiring an Architect to make comments and suggestions for a new roof for the upper pool deck area.

VII. NEXT MEETING

Thursday, September 27, 2017

VIII. ADJOURNMENT

A motion was duly made by Shelley Grandon and seconded by Clint Swigart to adjourn meeting at 7:50p.m. All in favor-MOTION PASSES

These minutes were approved on Oct 26 2017

Shelley Grandon
Signed

Shelley Grandon
Printed Name

