

**HEATHER RIDGE WEST III CONDO ASSOCIATION, INC.**  
**BOARD OF DIRECTORS BUSINESS MEETING**  
**THURSDAY MARCH 2, 2023**

**1. Meeting called to order by President Tim Green at 5:00 P. M.**

**Present:** Tim Green, President

Bob Nichols, Vice President

Maryann Kildoyle, Secretary

Linder Parker, Treasurer

Joe Mabry, Board of Director

Ameri-Tech: James Mateka, Property Manager

Owners: Lydia Reyes (104), Adam Godomski (105), Timothy Green (106), Angie Rothwell (107), Joseph Mabry (108), Peter Pourgoutzidis (204), Leigh Gonser (205), Maryann & George Kildoyle (206), Robert Nichols (208) Cynthia Kalamaras (301), Mark Minervini (302), Linda Parker (303), Olga Gonzalez (305), George Kozaris (307), Richard & Barbara Edwards (308)

17 Owners Present

15 UNITS of 24

**2. Establish a Quorum:** Yes All 5 Board Members Present Thursday, March 2, 2023

Proof of Notice: Posted Monday, February 27, 2023

**3. Approval of Minutes:**

Do No Have Yet

4. Only Items on the Agenda will be Discussed **Treasurers Report** Dec. 12, 2022 Meeting

5. **Mangers Report** December 12, 2022 Meeting

6. **President's Report** December 12, 2022 Meeting

Letter emailed to all residents Olga Resigning

Olga Resignation

Maryann Kildoyle 1st

Olga Gonzalez 2nd

Resignation Excepted

Linda Parker agreed to be the new board member as Treasurer.

Linda excepted the Nomination

Maryann Kildoyle 1st

Joe Mabry 2nd

Nomination excepted

7. **Old Business**

7a.Spectrum Cable Change Over

Barbara Edwards after many phone calls was able to get Spectrum to start on Monday March 27, 2023

Bulk

Sales

Agent

Address

HRW III Board of Directors Meeting - March 2, 2023

Spectrum 1 month to make change to Spectrum from WOW

Contract 4% increase each year

Modem & Router for each Unit

Internet & Cable \$51.00 a month

#### 7b. Parking Lot Bids

Paving \$13,000.00 Estimated Reserves

3 Bids \$21,600.00, \$27,800.00, \$40,834.00

Tim will call & request the Companies to explain what they are going to do.

#### 7c. Roof Bids

Roof Reserves \$62,000.00

3 Bids \$156,120.00, \$334,000.00, \$134,900.00

\$73,000.00 Short

We can do an Assessment or get a Loan to cover the Shortage

TABLE until the next Meeting on April 6, 2023 5pm

#### 7d. UNIT # 308 Work Approval

308 Have what we need to get the Permit for Balcony

Universal Engineer Specs \$2,700.00 + \$26,500.00 = \$29,200.00 Plus Permit

Krgugh Construction Company Bid to do the work and pull the Permits

\$2,700.00 + \$11,844.00 = \$14,544.00 to repair UNIT # 308's Lanai

Joe Mabry 1st

Maryann Kildoyle 2nd

Approved

#### 7e. Mile-Stone Inspection

Universal Mile-Stone Inspection date was Friday January 27, 2023

Cost \$3,950.00

Inspection Report Results not back yet

Inspection every 10 Years

All UNITS will get a copy of the Mile-Stone Report Results

January 1, 2025 Reserve Requirements are Required

The Engineer will tell us how much we need to add to our Reserves

Motion to Pay the Engineer \$3,950.00

Joe Mabry 1st

Bob Nichols 2nd

Approved

## 8. New Business

8a. Re-appearance of some Current Expense Designations TABLE

8b. Fire Alarm Work TABLE no cost

8c. Cleaning Company Change

Cleaning Company will be Bridgett her Charge is \$300.00 per month

She will replace our Current Cleaning Company

Jim Mateka from Ameri-Tech will Terminate Contract within 30 Days

Bob Nichols 1st

Maryann Kildoyle 2nd

of 4

Approved

Clearwater Towing We have a New Contract

Car to be Tagged (today) Thursday March 2, 2023 in Guest Parking Lot

Car was Towed (today) Monday March 13, 2023

8d. Gmail Contacts

8e. Pool Cabana Repair

Pool Partnership Agreement 5 UNITS Established in 1992

Last Year 2022 it was Formal

We now have a Checking Account to Pay the Expenses

Ron Thompson is in Charge of the Partnership

\$62,000.00 Reserves

\$16,000.00 is our Share of the Partnership

\$468.00 per UNIT

Cabana Roof is leaking

There are Rats & Squirrels

The Electric needs to be Updated

Proposal to do Assessment for

Owner & Guest Parking Pavement \$100.00

UNIT # 308's Lani's Repair

Pool Repairs \$468.00

Motion for \$568.00 per UNIT

TABLE for now

8f. Approval of Board of Directors Meeting Agenda

8g. Website Approval

8h. Update Insurance Valuation Report \$395.00

8i. Update Wind Mitigation Report \$175.00

9. **Open Discussion:** Three-minute limit on Agenda items only.

Cynthia Assessment Estimate \$3,300.00 per UNIT

George Assessment every 6 months \$500.00

Barbara Checked other Lani's for Inspection

**10. Adjournment 6:30pm**

Joe Mabry 1st

Bob Nichols 2nd

Approved

UNIT # 308 Lani

Page 4 of 4

\$ 2,700.00

\$11,844.00

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\$14,544.00

\$26,000.00 Paving

\$ 3,950.00 Mile-Stone Inspection

\$. 175.00 Wind Mitigation

\$. 395.00 Insurance Valuation

\$16,000.00 Our Portion for Pool Repairs \$468.00 per UNIT

Assessment \$568.00 for

Parking Lot

UNIT # 308 Lani Repair

Pool Repairs

Total \$3,300.00 per UNIT

\$12,000.00 Short Paving

\$14,544.00 UNIT # 308 Lani

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\$26,544.00

\$ 1,106.00 per UNIT

\$. 468.00 Pool

