

Huntington Estates Homeowners Association

Quarterly Meeting Minutes

Friends, there are a lot of links in this email (underlined) to documents in our webpage. Click on the underlined "Go to link:" that appears when you click on the underlined word(s)Join

Zoom Meeting.

<https://us06web.zoom.us/j/87991900548?pwd=Ud3469NbVLN5xELjDXbQyM7rUlltxw.1>

Meeting ID: 879 9190 0548; Passcode: 067854

One tap mobile +13052241968,,87991900548#,,,,*067854# US; Dial by location +1 305 224 1968 US

For members preferring to participate in person, rather than attend via zoom.

Location: 3556 Carrington Dr., Tallahassee, FL 32303 – Secretary Amado's home

I. Old Business and Director Reports

1. **Tuesday, July 9, 2024** – Call to Order at **7:04 p.m.** Begin Recording

- Attendance Review / President's Report – Clay

a. Directors: Clay Whittaker. Carlos Amado, Terry Maier. Sarah Kinel, Lois Davis, Marisol Roberts. Absent: Casey Wiley, Sam Marshall. Members: Liliana Lindsay, Colton Taylor, Deborah Newton, Barry Kelly, Dawn Haggerty, Barbara Cook, Jim Cordero

b. Clay, as VP, has assumed the position of President after the unexpected passing of our dear friend and colleague John Kellerman, in the last week of June. John led the HOA for almost the last 4 years in transforming into a more effective team. We will sorely miss him.

c. Checking email about proposed land use: Mission Rd and Fred George. Dollar General

2. Secretary and **Maintenance Committee Report** - Carlos

- NOTE: To keep minutes in real time the Secretary may need to interrupt before going to a new topic, to ensure the conclusion or action plan after a topic discussion is documented.

a. The Second Quarterly Meeting **Minutes** - 4/16/24 - draft and videos are on the website.

- Move to approve these Meeting Minutes.

b. Distributed a fresh set of the HOA Governing Documents to all lot owners, the new requirement by 2024 Legislative Updates for HOAs. The cover letter highlighted that our HOA operating practices meet or exceed most requirements. However, some changes to the Covenants and Restrictions (C&R) and By-Laws will need to be passed by vote in 2025.

- We saved \$350 in stamp costs by personally dropping off at 85 front doors. 5 were mailed.

c. The set contained a copy of the C&R, By-Laws, Articles of Incorporation, New Neighbor, Welcome Letter, Tennis Court Rules, current Board Members list and Main HOA Links.

Printed 5,940 pages in 3,960 pieces of paper (double-sided printing) to complete this task.

Maintenance Committee Report

a. Contracted Roto-Rooter to clean the Dorset / Sutton Pl drain pipe blockages

- Got quotes from All South Underground and Safety Kleen –min/ \$4,000 + mobilization

- Cost \$3,000 (Equivalent to 4.5 hours instead of the 7.5 hours worked due to mis-quote of hourly costs. Used Hydro-Jet Truck (\$375/hr. incl. assistant) and a Vac Truck (\$250/hr.)

- The local Roto-Rooter company is owned by Fredrick Hagen of 3537 Carrington Dr.

- Discovered gap in middle of the cement pipe from manhole to the creek.

- Thanks to Fred Green and Clay Whittiker for assisting in the repair of this cement pipe.
- b. Finished grinding and removing the tennis court park cement pad wall footprints, and patched the large holes in preparation for painting the pad with a uniform grey color.
 - c. The Pickle Ball area we marked with special tape only lasted a month in the Tennis Court. We removed the tape, and will paint the stripes at a later date.

NOTE: The Board meets monthly between Quarterly meetings to follow-up Open Business, New Business, and routine matters. Most decision votes are tabled until Quarterly meetings to have more member comments. All meeting minutes are also posted on the [HEHA website](#), and progress is reported in the Quarterly meetings. Contact the HEHASecretary@gmail.com to get the Zoom passcode and join these working meetings.

- a. The Next Working Meeting will be Tuesday 8/13/24 at 7 p.m. [See New Business b., below]
- b. The Next Quarterly Meeting will be Tuesday 10/9/24 at 7 p.m.**

3. Architectural Control Committee Report – Sarah / Clay / Terry

- a. HOA storage shed – ACC denied under current C&R guidelines
 - Original plan (tabled until we need another solution):
 - A 10'x7' Costco polymer shed for less than \$1,200. Will locate in Tennis Court Park. John and Carlos have been pricing these. Most others are 3 to 5 times more expensive.
 - A neighbor plans to build a large shed and store HOA items for at least 4 years. To store Christmas lawn decorations, blowers and other equipment and supplies. Not a permanent solution.

4. Recreation Committee Report – Casey / Sarah / Carlos

- a. The next event will likely be Halloween.

5. Treasurer Report – Sam / Clay

- a. 2024 Assessments 87 paid, 1 by end of July, and 2 to be paid with expected house sale.
 - Two lot owners' dues for 2023 and 2024 were collected through our attorney.
- b. The IRS 2023 tax submission completed. Cost \$200. \$2,600 was owed to the IRS.
- c. \$21K remains in road fund after paving contract; \$10K checking, and \$175K+\$150K+\$20K. Analysis of what we will need for 15-20 years.
Terry: we paved twice in 25 yrs.

6. Road Repaving Committee – Carlos / Clay / Terry

- a. Expect to pay the re-negotiated contract with N. Florida Asphalt Inc. \$341,300 this week.
 - One homeowner got big discounts for new driveway contracted for at the same time.
 - The special problem areas noted in our "issues map" were addressed relatively well
 - New spot issues have come up. Carlos to review with the foreman for fixes.
 - Rain and forecast has delayed the work for a few days and so did the 4th of July holiday.
- b. The \$341,300 does not include an additional cost of \$3,500 for painting 11 stop bars and 10 speed bumps. The maintenance committee will do this painting before the end of July, saving the association over \$2,500 – which will be kept in the road fund.
- c. The Road Fund is well managed and there was no need for a Loan or Special Assessment.
 - Plan to invest at the same annual rate to fund the next repaving – many years from now. There will be no expected change to the \$475 per year assessment at this time.
- d. Barry: What about the road drains?
Carlos: Problems were milled but two still have a large drop, which we've asked to fix. These are in Dorset way, in front of Sutton Pl., and one in Westmoreland Dr.

II. New Business / follow-ups, and Q&A*

- a. Liliana Lindsey recommends we recognize John Kellerman, our recently deceased HOA President with a [Personalized Memorial Garden Stake - Forever In Our Hearts \(personalizationmall.com\)](https://personalizationmall.com) placing it on their side of the Kellerman's middle cul-de-sac island. Suggested verbiage: John "JK" Kellerman, HEHA President 2020-2024, Spearheaded 2024 Roadway Improvements.

Liliana: It is a simple way of honoring a fellow Board Member who passed in office.

I was able to provide a flag box for the family as a personal token of appreciation.

Barbara: My husband was a past President of the HOA. It's only been 3 months since his passing

Sarah: A stake is not a violation of the C&R; Table for the Board to decide location & period.

No disrespect for past Presidents is intended.

Deborah: Bulletin Board Recognition; Take up a collection and present the plaque to the family.

Clay: Honor John with permission of the family.

Move to bulletin board longer than the C&R allowed 7 days.

- b. Working Group Meetings

Terry: Let's standardize as for Quarterly meetings: Second Tuesday at 7 pm, monthly.

Carlos: I keep mixing up days and dates. A sign of age.

All Directors present were OK with this. Implement next month.

*Note: Speakers should target 3 minutes max per item or may be asked to submit a question or issue in writing. The HEHA President will provide guidance during the meeting, as needed.

III. Adjourn for Attorney Feedback. Board of Directors Confidential Discussion, if needed.

Meeting target end 8:30 p.m.; ended at 8:01 pm.

Carlos Amado

Volunteer / HEHA Secretary

Maintenance Committee Chair

(850) 676-1625