

Huntington Estates Homeowners Association

Working 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/82444966659?pwd=Q58hIMuX6Hmid55rHCiKykkwUgx6pS.1>

Meeting ID: 824 4496 6659; Passcode: 080988

One tap mobile +13052241968,,82444966659#,,,,*080988# US; By your 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. Monday, August 19, 2024 – Call to Order at 8:04 p.m. Begin Recording

- Attendance Review / President's Report – Clay

a. Directors: Clay Whittaker. Carlos Amado, Terry Maier, Marisol Roberts, Lois Davis , Sam Marshall and Sarah Kinel. Members: Deborah Newton. Absent; Casey Wiley (pre-Op)

2. Secretary and [Maintenance Committee Reports](#) - 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 Third Quarterly Meeting [Minutes](#) - 7/16/24 - draft and video are on the website.

- Will approve these Meeting Minutes at the next Quarterly meeting 10/9/24.

Maintenance Committee Report

a. Completed the first coat of paint marking of speed bumps (16 rectangles; 10 stop signs).

- Thanks to George Jackson for his assistance. Total of 30 man-hours spent.

- The second coat of paint and reflecting glass beads will be added in the Fall.

- The road marking cost is not expected to exceed \$800; saving \$2,700 from quoted cost.

b. Turned -off water to Nguyen Carrington Dr. home with a yard water leak, while homeowners were out of town, per neighbor alert-call.

c. Assisted Westmoreland Dr. homeowners cut tree limbs downed by Hurricane Debbie

d. Repaired the tennis court lock. Second time in 2 years had to replace a lock metal leaf.

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 9/10/24 at 7 p.m.

b. The Next Quarterly Meeting will be Tuesday 10/9/24 at 7 p.m.

3. Treasurer Report

- Sam / Clay

a. 2024 Assessments all paid. All others up-to-date. Road fund transfer not made.

- b. Update MoneyMinder with new homeowners - Dew, Pazdur, and Reed. Remove Mack (?)
>> Clay to update one of the 3 above and train Sam and Carlos how to add other 2 to app.

4. **Road Repaving Committee** - Carlos / Clay / Terry
- a. Completed the N. Florida Asphalt contract and delivered the \$341,300 check personally.
- All road shoulder root/repairs and drains were milled as requested.
 - Only the wide pooling at Dorset Way & Carrington could not be eliminated after 3 tries. Most pooling here evaporates after 24 hours in this area – much better than before.
 - An additional road repair expense for this issue is not recommended.
- b. Still need \$3K for clearing two 20' road water drain-pipes at Dorset Way and Sutton Pl. and improve drainage trench there to the creek. >> Clay/Sam to reserve \$3K fund.
5. **Architectural Control Committee Report** – Sarah / Clay / Terry
- a. See confidential section re: Vaughn.
- b. Pazdur and Humphreys tree removals approved. Marked trees for ACC review.
- c. Update the C&Rs identifying Live Oaks as special preservation, not skinny pines.
6. **Recreation Committee Report** – Casey / Sarah / Carlos
- a. The next event be Halloween.
7. **Nominations Committee Report** – Marisol / Sam / Carlos
- a. Ending Director terms: Clay, Carlos, Sam, and Lois. All will run again.
- b. Dawn Haggerty, 3624 Westmoreland Dr., a realtor from Boca and Orlando area will run.
- c. Nominations and election process for Committee Chair – Marisol - follow-up:
- Determine # vacancies (5). Seek volunteers to fill these, up to double the vacancies.
 - Get paragraph from each candidate – including incumbents and new
 - Secretary design ballot and cover letter (incl. envelope for secret voting option)
 - Present list of candidates at the October Quarterly Meeting
 - Mail ballots to members at least 14 days prior to the Annual November meeting
 - Certify and announce the voting results by the Annual November meeting.

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

- a. The Memorial Garden Plaque for John Kellerman was presented to Gudrun Kellerman by Clay, Liliana and Carlos on behalf of the HOA. Liliana read a poem for the occasion.
- Funds for the plaque came from neighbor donations, not from the HOA budget.
 - A similar worded page, with his picture, was placed in the community bulletin boards, as suggested by Deborah.
- b. Community Child-friendly Book Exchange - Casey
- Locate a child-friendly book exchange cabinet at the tennis court park
 - Marisol: Difficult to keep books in it. Could be tedious in the long run. Hard to keep PG. Maintenance of the cabinet could be problematic.
 - Clay: Junior league does similar things with food. They are emptied fast
 - Sarah: Could be a problem with parents not being happy about the content.
 - >> Clay: we'll discuss further with Casey.
- c. Reduction of Road Fund and Annual Assessment due to Repaving completion. - Carlos
- Recommend continuing Road Fund at a \$18.2K level, down from \$25K+
 - Reduction of \$75 to \$400 annual assessment will still yield an operating budget of \$18K - \$1K higher than currently used.

>> Sam, send summary of monthly or annual operating costs to Terry

- \$18K per year plus 5% conservative interest gains will yield over \$685K in 20 years.

>> Carlos send Excel file with funding model to Clay

>> Clay to design presentation of proposal for Quarterly Meeting Agenda

>> Carlos include proposal in Quarterly Meeting Agenda for members to comment.

- Keep \$10-15K in reserve from this year's remaining savings to repair the tennis court within the next 2-4 years. >> Clay/Sam reserve \$15K from current funds.

- Sam: Around 1996 we spent \$40K on the tennis court. Why just \$10-15K?

- Carlos: Apparently, we used to have 2 tennis courts, so removing one court was costly. Current 7-years records show last expense was around \$10K for resurfacing the court.

Terry: We also increased the height of the fence around the tennis court in 1996.

*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. Board of Directors Confidential/Attorney Discussions. Adjourn if needed.

Meeting target ended 9:14 p.m.

Carlos Amado
Volunteer / HEHA Secretary
Maintenance Committee Chair
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