

# Huntington Estates Homeowners Association

## Quarterly Meeting Agenda

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

HEHA Quarterly Zoom Meetings recur the 2nd Tuesdays at 7 p.m.; Jan, Apr, Jul, Oct.  
<https://us06web.zoom.us/j/87623109499?pwd=Zx6guGwTzpzKXoNto8MNHpFetH03qq.1>

Meeting ID: 876 2310 9499; Passcode: 206203

One tap mobile +13052241968,,87623109499#,,,\*206203# US 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, October 8, 2024** – Call to Order at **7 p.m.** Begin Recording

- Attendance Review / President's Report – Clay

#### 2. Secretary and [Maintenance Committee Reports](#) – Carlos

- NOTE: To keep minutes in real-time the Secretary may need to interrupt to document the conclusion or action plan after a topic discussion.

- a. The Third Quarterly Meeting [Minutes](#) - 7/16/24 - draft has been on the website since 7/18 - Vote to approve these Meeting Minutes at the 10/8/24 Quarterly meeting.
- b. Obtained contact primary and emergency contact information on 5 renters in HEHA.
- c. Updated MoneyMinder database with new homeowners: Pazdur, Reed, Kaplan, and Dew. - This is used to send annual assessment invoices and track payments (next due 3/1/25)
- d. Published Hurricane Response Plan.

#### **Maintenance Committee Report**

- a. Completed painting the Tennis Court cement pad with grey concrete stain. The pad had several paint colors and floor finishes, which made it get dirty and look dingy.
- b. Completed the first coat painting of 8 speed bumps, 10 stop bars, and three set of 5'x4" road lines at all intersections. Second coat with reflective glass beads will be done this Fall.
  - Saved \$2,700 from contractor quote by doing it ourselves.
- c. Cut trees for removal at the Creek and Westmoreland Dr. properties that requested help.
- d. Repaired the Tennis Court Lock to ensure access with previously distributed keys.
- e. Plan to clear the Dorset Way and Sutton Pl rain drain pipes this month using roto-rooter water pressure and vacuum trucks, and improve the trench connecting to the drainage creek.
  - Cost estimate is \$3,000. This completes the drainage improvement project.
- f. Cleared community roads of tree limbs after the hurricane Helene passed.

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](mailto:HEHASecretary@gmail.com) to get the Zoom passcode and be able to join these working meetings.

- a. The Next Annual Meeting will be Tuesday 11/12/24 at 7 p.m. - Confirm elected Directors.
- b. The Next Quarterly Meeting will be Tuesday 1/14/25 at 7 p.m. - Elect 2025 HOA officers.

**3. Treasurer Report** - Sam / Clay

- a. Bank balance is \$1,730 as of last month
- b. Reserved \$15K in a CD for expected tennis court repair & resurfacing 2-3 years from now.
- c. Will use \$3K for the road drain pipes clearing from the repaving savings
- d. Will discuss Possible Reduction Annual Assessment and Continuation of the Road Fund in the “New Business” portion – later in this agenda.

**4. Architectural Control Committee Report** – Sarah / Clay / Terry

- a. Several tree removal requests have been approved.

**5. Recreation Committee Report** – Casey / Sarah / Carlos

- a. The next event will likely be Halloween.

**6. Nominations Committee Report** – Marisol / Sam / Carlos

- a. Ending Director terms: Clay, Carlos, Sam, and Lois. All will run again.
- b. Broadcasted opportunity to volunteer for the board, last month, with 9/30/24 deadline.
- c. Dawn Haggerty, 3624 Westmoreland Dr., a realtor from Boca and Orlando area will run.
- d. Nominations and election process:
  - Secretary completed ballot, incl. secret voting option.
  - Present list of candidates at the October Quarterly Meeting
  - Mail ballots to members by 10/14/24, more than 14 days prior to the Annual meeting.
  - Count and certify the voting results by 11/11/24 before the Annual 11/12/24 meeting.

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

- a. Reduce Annual Assessment and continued Road Fund Plan – Clay
  - Clay and Carlos reviewed a 20-year financial model. Discussed with Financial Advisor.
  - Directors vote after discussion
- b. Purchase metal Gazebo for the Tennis Court Park - Carlos
  - Located in the cement pad. Assembled by volunteers. Have \$1,500 from budget savings.
  - Directors vote after discussion

\*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. Confidential/Attorney Discussions** – Board of Directors only. Adjourn if not needed.

Meeting target end 8:30 p.m.

Carlos Amado  
Volunteer / HEHA Secretary  
Maintenance Committee Chair  
(850) 676-1625