

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 15, 2024** – Call to Order at **7 p.m.** Begin Recording
(Postponed from October 8 due to hurricane Helene evacuation visitors)

- 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: Kaplan, Pazdur, Reed, Simpson, and Dew. This is used to send annual assessment invoices and track payments due 3/1/25.
- d. Published Hurricane Helene 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 sets of road-lines at the Dorset Culvert Bridge, Westmoreland Dr. curves, and at all road 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. Cleared community roads of tree limbs after the hurricane Helene passed
- e. Repaired the Tennis Court Lock to ensure access with previously distributed keys.
- f. 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.

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 be able to join these working meetings.

- a. The Annual Meeting will be Tuesday 11/12/24 at 7 p.m. - Confirm newly 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
- 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, a new neighbor and realtor with HOA experience, volunteered to run.
- d. Nominations and election process:
 - Secretary completes the ballot, incl. secret voting option.
 - Present list of candidates at this 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 to announce at the Annual 11/12 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.
 - Investment Projection Presentation is attached below.
 - Directors vote after discussion
- b. Purchase metal 10’x10’ Gazebo for the Tennis Court Park - Carlos
 - Place 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

Year	Tennis Court Fund	Road Fund Deposit	Total Deposits	Accrued Interest	Total Deposit + Interest
2024	\$ -	\$21,000.00	\$21,000.00	-	\$21,000.00
2025	\$ 7,500	\$10,031.00	\$31,031.00	\$1,580.88	\$32,611.88
2026	\$ 7,500	\$10,031.00	\$41,062.00	\$3,753.34	\$44,815.34
2027		\$17,531.00	\$58,593.00	\$5,157.50	\$63,750.50
2028		\$17,531.00	\$76,124.00	\$7,015.28	\$83,139.28
2029		\$17,531.00	\$93,655.00	\$12,143.96	\$105,798.96
2030		\$17,531.00	\$111,186.00	\$18,427.04	\$129,613.04
2031		\$17,531.00	\$128,717.00	\$25,923.35	\$154,640.35
2032		\$17,531.00	\$146,248.00	\$34,694.67	\$180,942.67
2033		\$17,531.00	\$163,779.00	\$44,805.98	\$208,584.98
2034		\$17,531.00	\$181,310.00	\$56,325.54	\$237,635.54
2035		\$17,531.00	\$198,841.00	\$69,325.08	\$268,166.08
2036		\$17,531.00	\$216,372.00	\$83,880.02	\$300,252.02
2037		\$17,531.00	\$233,903.00	\$100,069.58	\$333,972.58
2038		\$17,531.00	\$251,434.00	\$117,977.05	\$369,411.05
2039		\$17,531.00	\$268,965.00	\$137,689.94	\$406,654.94
2040		\$17,531.00	\$286,496.00	\$159,300.24	\$445,796.24
2041		\$17,531.00	\$304,027.00	\$182,904.60	\$486,931.60
2042		\$17,531.00	\$321,558.00	\$208,604.62	\$530,162.62
2043		\$17,531.00	\$339,089.00	\$236,507.05	\$575,596.05
2044		\$17,531.00	\$356,620.00	\$266,724.11	\$623,344.11

