

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

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 **7:05 p.m.** Begin Recording

- Attendance Review / President's Report – Clay

a. Directors: Clay Whittaker, Carlos Amado, Terry Maier, Marisol Roberts, Lois Davis.

Absent: Sarah Kinel, Sam Marshall, Casey Wiley. Members: Deborah Newton, Tina Bauldree, Barry Kelly, Dawn and Brian Haggerty

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 - Directors Vote Approved.

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 checking account balance is \$12,355; Road Fund \$21K+
- 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. Halloween on Thursday is recommended.
Carlos: I expect to help Casey to design and distribute flyers soon.

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 10/19/24, 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
 - Raised assessments a few years ago from \$400 to \$475 to repave the roads.
 - Clay and Carlos reviewed a 20-year financial model. Discussed with Financial Advisor.
 - Investment Projection Presentation is attached below.
 - Can have \$600K for road repaving in 20 years by investing minimum \$193/lot annually with a 5% interest.

Terry: Previously the community voted for \$200/lot for the road fund, so we need a community vote to change it to the proposed \$193. Terry will research this in his records, since the HOA records do not seem to require \$200. Carlos: We invest \$240 or more.

Terry: Only paid lots were included in the \$200 (some owners were not paying dues).

Clay: We don't have to vote now for next year's assessment level.

- Carlos to include in new Director election ballot mailing a note asking members to vote to Reduce assessment from \$475 to \$425 and allocate 45% for minimum road fund.

- 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.
- Barry and Terry: Do it bigger and better, covering the whole concrete pad.

Terry: I will measure the concrete pad tomorrow. [Carlos added after Mtg. 24'x24']

- Carlos: I could do the 10'x10', but if larger is wanted, someone else needs to volunteer to lead the project. Also, we will welcome help in selecting the structure.
- Carlos: Add to a survey for the community with the Director voting ballots.

- c. Terry: Start sending violations notice reminders. Quote the whole articles and enforce.
Dawn: In previous cases, if not enforced for years, we will be open to legal challenges
Carlos: We will be updating the C&Rs in early 2025 to meet new law requirements.
We can vote to make C&Rs less or more restrictive, and design for check list notices.

- d. Liliana: We have a recommended contractor for concrete driveways. Will send to Carlos
Deborah: Carlos, please add to minutes and/or list of recommended contractors.
[Added after meeting: Concrete Driveway contractor: Hoyt Maxwell, (850) 345-7577]

*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. Adjourned - not needed.

Meeting ended 8:21 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

